333
P53
1928

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS

ANNUAL REPORT OF THE DIRECTOR OF LANDS

FOR THE FISCAL YEAR ENDING DECEMBER 31, 1928

JOSE P. DANS
Acting Director of Lands

MANILA
BUREAU OF PRINTING
1929

244982

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS

ANNUAL REPORT OF THE DIRECTOR OF LANDS

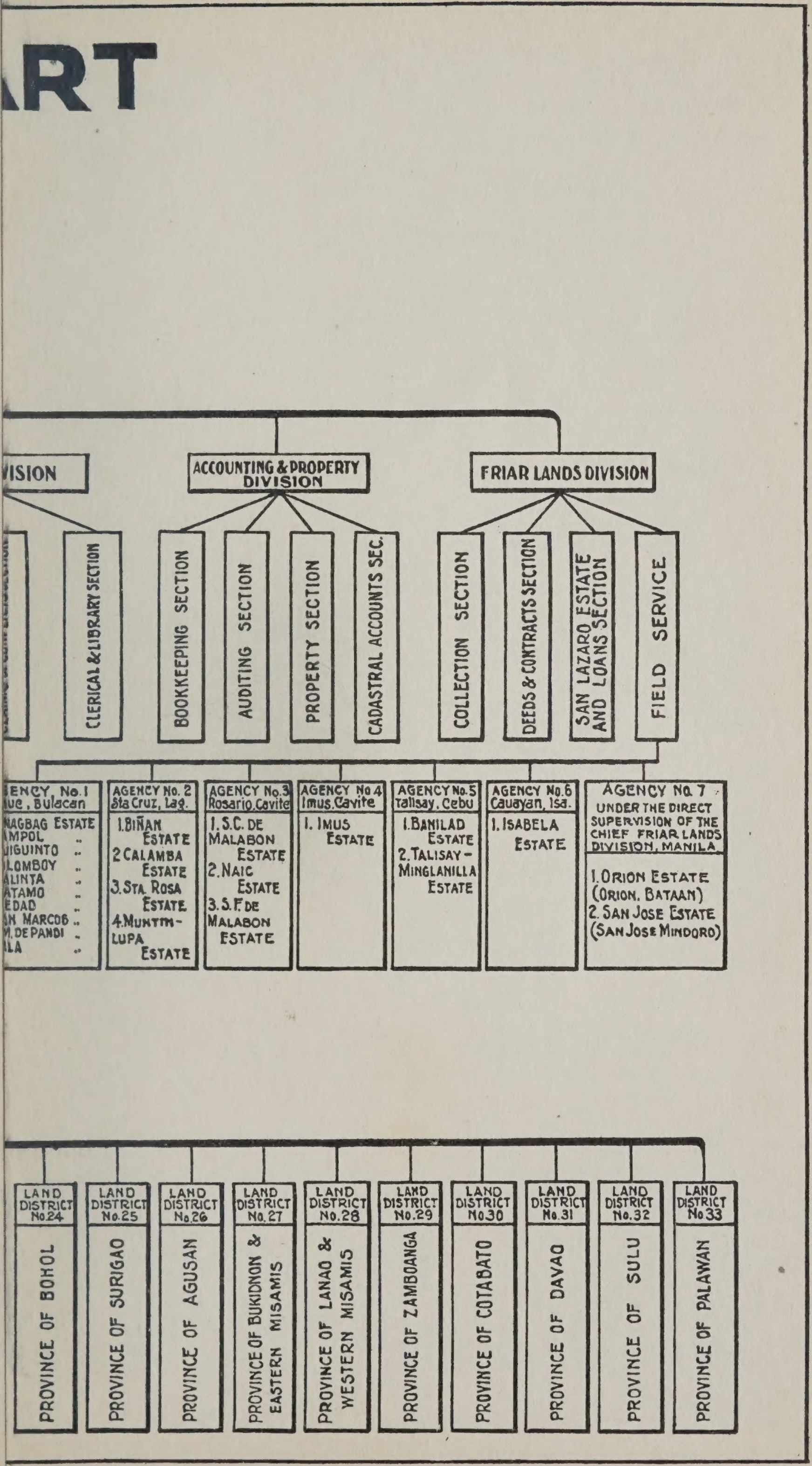
FOR THE FISCAL YEAR ENDING
DECEMBER 31, 1928

THE LIBRARY OF THE
JAN 29 1930
UNIVERSITY OF ILLINOIS

Jose P. Dans
Acting Director of Lands

MANILA
BUREAU OF PRINTING
1929

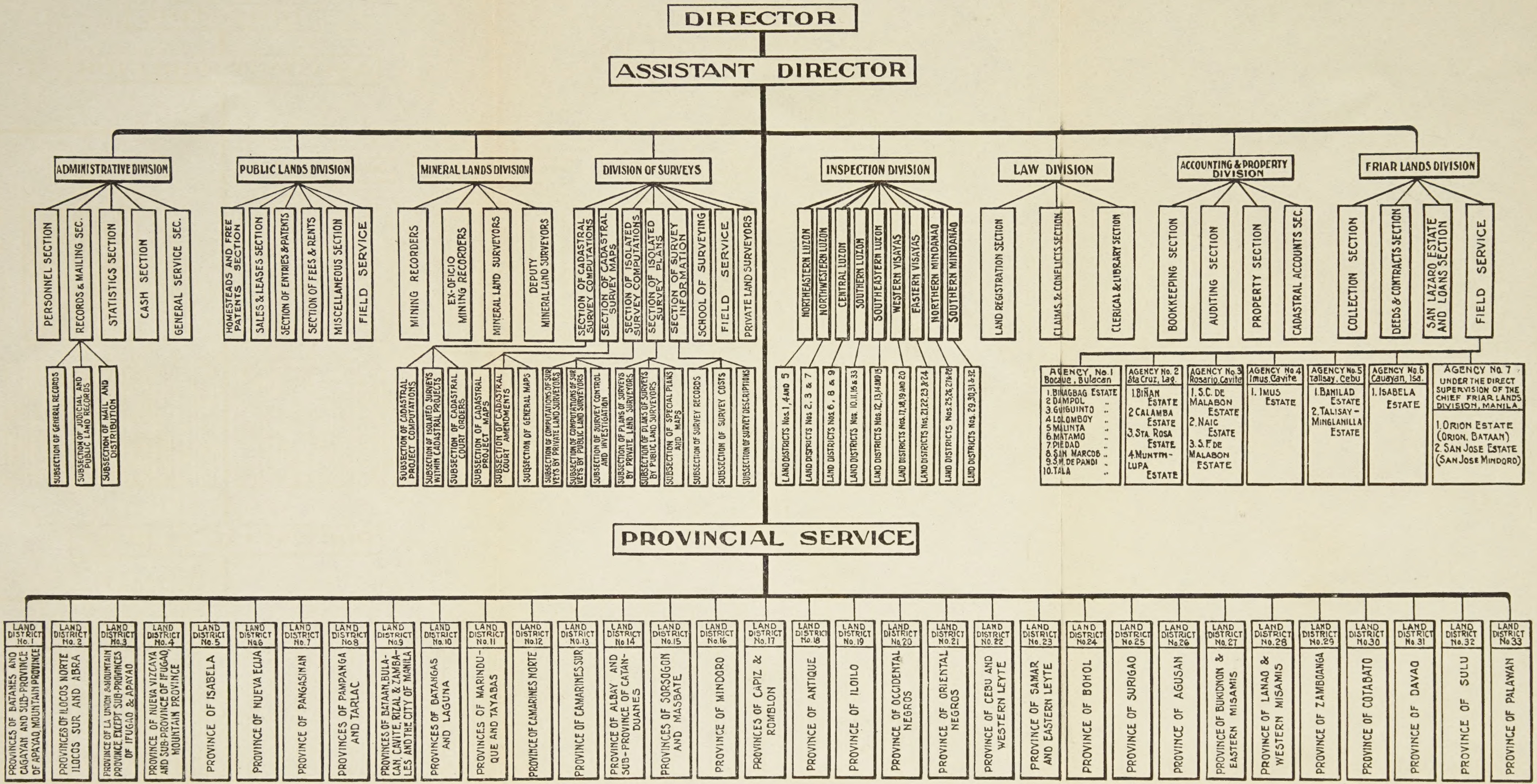
244932


ART
VISION
ACCOUNTING & PROPERTY DIVISION
FRIAR LANDS DIVISION
CLERICAL & LIBRARY SECTION
BOOKKEEPING SECTION
AUDITING SECTION
PROPERTY SECTION
CADASTRAL ACCOUNTS SEC.
COLLECTION SECTION
DEEDS & CONTRACTS SECTION
SAN LAZARO ESTATE AND LOANS SECTION
FIELD SERVICE
ENCY, No. 1 ue, Bulacan
AGBAG ESTATE
AMPOL ..
IGUINTO ..
LOMBOY ..
ALINTA ..
ATAMO ..
EDAD ..
N MARCOS ..
M. DE PANDI ..
LA ..
AGENCY No. 2 Sta Cruz, Lag.
1. BIÑAN ESTATE
2 CALAMBA ESTATE
3. STA. ROSA ESTATE
4. MUNTIN-LUPA ESTATE
AGENCY No. 3 Rosario, Cavite
1. S.C. DE MALABON ESTATE
2. NAIC ESTATE
3. S.F. DE MALABON ESTATE
AGENCY No. 4 Imus, Cavite
1. IMUS ESTATE
AGENCY No. 5 Talisay, Cebu
1. BANILAD ESTATE
2. TALISAY-MINGLANILLA ESTATE
AGENCY No. 6 Cauayan, Isa.
1. ISABELA ESTATE
AGENCY No. 7 UNDER THE DIRECT SUPERVISION OF THE CHIEF FRIAR LANDS DIVISION, MANILA
1. ORION ESTATE (ORION, BATAAN)
2. SAN JOSE ESTATE (SAN JOSE MINDORO)
LAND DISTRICT No. 24 PROVINCE OF BOHOL
LAND DISTRICT No. 25 PROVINCE OF SURIGAO
LAND DISTRICT No. 26 PROVINCE OF AGUSAN
LAND DISTRICT No. 27 PROVINCE OF BUKIDNON & EASTERN MISAMIS
LAND DISTRICT No. 28 PROVINCE OF LANAO & WESTERN MISAMIS
LAND DISTRICT No. 29 PROVINCE OF ZAMBOANGA
LAND DISTRICT No. 30 PROVINCE OF COTABATO
LAND DISTRICT No. 31 PROVINCE OF DAVAO
LAND DISTRICT No. 32 PROVINCE OF SULU
LAND DISTRICT No. 33 PROVINCE OF PALAWAN

ORGANIZATION CHART

BUREAU OF LANDS

DECEMBER 31, 1928


DIRECTOR
ASSISTANT DIRECTOR
ADMINISTRATIVE DIVISION
PERSONNEL SECTION
RECORDS & MAILING SEC.
STATISTICS SECTION
CASH SECTION
GENERAL SERVICE SEC.
SUBSECTION OF GENERAL RECORDS
SUBSECTION OF JUDICIAL AND PUBLIC LAND RECORDS
SUBSECTION OF MAIL AND DISTRIBUTION
PUBLIC LANDS DIVISION
HOMESTEADS AND FREE PATENTS SECTION
SALES & LEASES SECTION
SECTION OF ENTRIES & PATENTS
SECTION OF FEES & RENTS
MISCELLANEOUS SECTION
FIELD SERVICE
MINERAL LANDS DIVISION
MINING RECORDERS
EX-OFFICIO MINING RECORDERS
MINERAL LAND SURVEYORS
DEPUTY MINERAL LAND SURVEYORS
DIVISION OF SURVEYS
SECTION OF CADASTRAL SURVEY COMPUTATIONS
SECTION OF CADASTRAL SURVEY MAPS
SECTION OF ISOLATED SURVEY COMPUTATIONS
SECTION OF ISOLATED SURVEY PLANS
SECTION OF SURVEY INFORMATION
SCHOOL OF SURVEYING
FIELD SERVICE
PRIVATE LAND SURVEYORS
SUBSECTION OF CADASTRAL PROJECT COMPUTATIONS
SUBSECTION OF ISOLATED SURVEYS WITHIN CADASTRAL PROJECTS
SUBSECTION OF CADASTRAL COURT ORDERS
SUBSECTION OF CADASTRAL PROJECT MAPS
SUBSECTION OF CADASTRAL COURT AMENDMENTS
SUBSECTION OF GENERAL MAPS
SUBSECTION OF COMPUTATIONS OF SURVEYS BY PRIVATE LAND SURVEYORS
SUBSECTION OF COMPUTATIONS OF SURVEYS BY PUBLIC LAND SURVEYORS
SUBSECTION OF SURVEY CONTROL AND INVESTIGATION
SUBSECTION OF PLANS OF SURVEYS BY PRIVATE LAND SURVEYORS
SUBSECTION OF PLANS OF SURVEYS BY PUBLIC LAND SURVEYORS
SUBSECTION OF SPECIAL PLANS AND MAPS
SUBSECTION OF SURVEY RECORDS
SUBSECTION OF SURVEY COSTS
SUBSECTION OF SURVEY DESCRIPTIONS
INSPECTION DIVISION
NORTHEASTERN LUZON
NORTHWESTERN LUZON
CENTRAL LUZON
SOUTHERN LUZON
SOUTHEASTERN LUZON
WESTERN VISAYAS
EASTERN VISAYAS
NORTHERN MINDANAO
SOUTHERN MINDANAO
LAND DISTRICTS Nos. 1, 4 AND 5
LAND DISTRICTS Nos 2, 3 & 7
LAND DISTRICTS Nos 6, 8 & 9
LAND DISTRICTS Nos. 10, 11, 16 & 33
LAND DISTRICTS Nos. 12, 13, 14 AND 15
LAND DISTRICTS Nos. 17, 18, 19 AND 20
LAND DISTRICTS Nos. 21, 22, 23 & 24
LAND DISTRICTS Nos. 25, 26, 27 & 28
LAND DISTRICTS Nos. 29, 30, 31 & 32
LAW DIVISION
LAND REGISTRATION SECTION
CLAIMS & CONFLICTS SECTION
CLERICAL & LIBRARY SECTION
ACCOUNTING & PROPERTY DIVISION
BOOKKEEPING SECTION
AUDITING SECTION
PROPERTY SECTION
CADASTRAL ACCOUNTS SEC.
FRIAR LANDS DIVISION
COLLECTION SECTION
DEEDS & CONTRACTS SECTION
SAN LAZARO ESTATE AND LOANS SECTION
FIELD SERVICE
AGENCY No. 1 Bocaue, Bulacan
1. BINAGBAG ESTATE
2 DAMPOL "
3. GUIGUINTO "
4 LOLOMBOY "
5 MALINTA "
6. MATAMO "
7. PIEDAD "
8. SAN MARCOS "
9. S.M. DE PANDI "
10. TALA "
AGENCY No. 2 Sta Cruz, Lag.
1. BIÑAN ESTATE
2 CALAMBA ESTATE
3. STA. ROSA ESTATE
4. MUNTINLUPA ESTATE
AGENCY No. 3 Rosario, Cavite
1. S.C. DE MALABON ESTATE
2. NAIC ESTATE
3. S.F. DE MALABON ESTATE
AGENCY No 4 Imus, Cavite
1. IMUS ESTATE
AGENCY No. 5 Talisay, Cebu
1. BANILAD ESTATE
2. TALISAY-MINGLANILLA ESTATE
AGENCY No. 6 Cauayan, Isa.
1. ISABELA ESTATE
AGENCY No. 7 UNDER THE DIRECT SUPERVISION OF THE CHIEF FRIAR LANDS DIVISION, MANILA
1. ORION ESTATE (ORION, BATAAN)
2. SAN JOSE ESTATE (SAN JOSE MINDORO)
PROVINCIAL SERVICE
LAND DISTRICT No. 1 PROVINCES OF BATANES AND CAGAYAN AND SUB-PROVINCE OF APAYAO, MOUNTAIN PROVINCE
LAND DISTRICT No. 2 PROVINCES OF ILOCOS NORTE ILOCOS SUR AND ABRA
LAND DISTRICT No. 3 PROVINCE OF LA UNION & MOUNTAIN PROVINCE, EXCEPT SUB-PROVINCES OF IFUGAO & APAYAO
LAND DISTRICT No. 4 PROVINCE OF NUEVA VIZCAYA AND SUB-PROVINCE OF IFUGAO, MOUNTAIN PROVINCE
LAND DISTRICT No. 5 PROVINCE OF ISABELA
LAND DISTRICT No. 6 PROVINCE OF NUEVA ECIJA
LAND DISTRICT No. 7 PROVINCE OF PANGASINAN
LAND DISTRICT No. 8 PROVINCES OF PAMPANGA AND TARLAC
LAND DISTRICT No. 9 PROVINCES OF BATAAN, BULACAN, CAVITE, RIZAL & ZAMBALES AND THE CITY OF MANILA
LAND DISTRICT No. 10 PROVINCES OF BATANGAS AND LAGUNA
LAND DISTRICT No. 11 PROVINCES OF MARINDUQUE AND TAYABAS
LAND DISTRICT No. 12 PROVINCE OF CAMARINES NORTE
LAND DISTRICT No. 13 PROVINCE OF CAMARINES SUR
LAND DISTRICT No. 14 PROVINCE OF ALBAY AND SUB-PROVINCE OF CATANDUANES
LAND DISTRICT No. 15 PROVINCES OF SORSOGON AND MASBATE
LAND DISTRICT No. 16 PROVINCE OF MINDORO
LAND DISTRICT No. 17 PROVINCES OF CAPIZ & ROMBLON
LAND DISTRICT No. 18 PROVINCE OF ANTIQUE
LAND DISTRICT No. 19 PROVINCE OF ILOILO
LAND DISTRICT No. 20 PROVINCE OF OCCIDENTAL NEGROS
LAND DISTRICT No. 21 PROVINCE OF ORIENTAL NEGROS
LAND DISTRICT No. 22 PROVINCE OF CEBU AND WESTERN LEYTE
LAND DISTRICT No. 23 PROVINCE OF SAMAR AND EASTERN LEYTE
LAND DISTRICT No. 24 PROVINCE OF BOHOL
LAND DISTRICT No. 25 PROVINCE OF SURIGAO
LAND DISTRICT No. 26 PROVINCE OF AGUSAN
LAND DISTRICT No. 27 PROVINCE OF BUKIDNON & EASTERN MISAMIS
LAND DISTRICT No. 28 PROVINCE OF LANAO & WESTERN MISAMIS
LAND DISTRICT No. 29 PROVINCE OF ZAMBOANGA
LAND DISTRICT No. 30 PROVINCE OF COTABATO
LAND DISTRICT No. 31 PROVINCE OF DAVAO
LAND DISTRICT No. 32 PROVINCE OF SULU
LAND DISTRICT No. 33 PROVINCE OF PALAWAN

353
P53
1928

TABLE OF CONTENTS

Page

GENERAL:

Direction ... 7
Amendments to the Public Land Law ... 7–8

ADMINISTRATION AND PERSONNEL:

Changes in personnel ... 9–10
Records and mailing work ... 10
Correspondence received and sent out ... 10–12
Orders, circulars, and bulletins ... 12
Duplicating shop ... 12
Preparation of certified copies ... 13

ADMINISTRATION OF PUBLIC LANDS:

Reorganization of the Public Lands Division ... 14
Public lands concessions ... 14–18
Public lands investigations ... 18
Public auctions ... 18
Forfeited properties ... 19

AGRICULTURAL COLONIES:

Administration of Bohol Agricultural Colony ... 20
  Schools and other public buildings ... 20
  Financial condition ... 20
Administration of Abulug Agricultural Colony ... 21
  Education and transportation ... 21
  Financial condition ... 21

MINING AND MINERAL LANDS:

General ... 22
Benguet Mineral Land District ... 22–23
Surveys of mineral lands, location ... 23–24
Lode patent surveys ... 24
Placer patent surveys ... 25
Miscellaneous mineral land surveys ... 25
Mineral land reservation surveys ... 26
Summary ... 26
Disposal of mineral lands ... 27
Mining locations ... 27
Lode patents ... 30–32
Placer patents ... 32
Coal patents ... 32
Coal revocable permits ... 32–34
Coal leases ... 35–37
Geological exploration leases ... 37–38
Petroleum drilling leases ... 38–39
Mining concessions ... 39
Summary ... 39

752 30 div. 9 1928 cont. n. 8

SURVEYS:

Page
Isolated land surveys ordered to public land surveyors 40–41
Survey returns received in Manila 41–42
Sketching cadastral map sheets 42
Computation on isolated land surveys 43–47
Final platting on cadastral land surveys 47
Surveys finally completed 48
Total work finally completed 48–49
Labor expenditures in connection with investigations and surveys 49
Isolated land survey costs 49–50
Costs of nonreimbursable surveys 50–51
Costs of reimbursable surveys 51–53
Total costs of isolated land surveys 54
Applications for cadastral land survey 54–58
Projects authorized by the Governor-General 59–60
New cadastral projects inaugurated 60–61
Cadastral projects in progress 61–70
Cadastral projects completed in the field 71
Cadastral survey computations 71–72
Cadastral survey maps 72–73
Progress of cadastral surveys 73–75
Cadastral projects undertaken by private enterprises 75–77
Sources of cadastral labor expenses 77
Expenditures for cadastral projects 77–78
Cadastral land survey costs 78

SCHOOL OF SURVEYING:

Academic year 1927–1928 78–79
Curriculum 79
Instructors and lecturers 79–80

LAND SURVEYORS:

Certificates of proficiency issued 80
Qualified private land surveyors 80
Deputy mineral surveyors 81
Private land surveyors in active practice 81
Private Land Surveyors Board 81
Administrative cases handled by the Board 81
Surveyors examination conducted by the Board 81

MISCELLANEOUS:

Cadastral maps sheets projected 81–82
Inspection and certification of transits 82
Testing and certification of tapes 82–83
Blue printing 83–84
Apportionment of cadastral costs 84

ADMINISTRATIVE SETTLEMENT OF CONFLICTS, LAND REGISTRATION AND OTHER LEGAL WORK:

Orders of investigation of conflicts of public land applications and of claims on same 85
Disposition of claims and conflicts 85
Disposition of motions or petitions for reconsideration 85

ADMINISTRATIVE SETTLEMENT OF CONFLICTS, LAND REGISTRATION AND OTHER LEGAL WORK—Continued.

Page
Appeals to the Department ... 85
Study and preparation of opinions on legal queries ... 85–86
Comment on bills referred to this Bureau ... 86–88
Laws enacted in 1928 affecting the Bureau of Lands ... 88–89

LAND REGISTRATION:

Cadastral cases filed ... 89–91
Cadastral cases filed and decreed ... 91
Filing and prosecution of compulsory registration cases ... 91–92
Examination of records of applications for registration ... 93–94
Government claims or oppositions in registration proceedings ... 94–95
Claims filed under the Cadastral Act ... 95–96
Claims filed under sections 50 and 85 of Act 2874 ... 96–98
Oppositions filed in voluntary registration cases ... 98–99
Orders of investigation previous to ordinary registration cases ... 99
Court work done by land attorneys of the Bureau ... 99–100
Ordinary registration cases ... 100
Cadastral and compulsory registration cases ... 100
Civil cases ... 100–101
Criminal cases ... 101–102
Incidental proceedings ... 102
Examination and study of court decisions, orders, etc. ... 102–105

FINANCIAL STATEMENT:

Bureau of Lands (Proper)—

Appropriation ... 106
Receipts ... 106
Expenses ... 107
Financial condition ... 108

Friar Lands Estates:

Appropriation ... 108
Receipts ... 108–109
Expenses ... 109
Financial condition ... 109–110

San Lazaro Estate:

Appropriation ... 110
Receipts ... 110
Expenses ... 110–111
Financial condition ... 111
Cadastral revolving fund ... 111

DISPOSITION OF FRIAR LANDS AND SAN LAZARO ESTATES:

Friar lands:

Sales of vacant lots ... 112
Lands sold and fully paid up ... 112
Deeds of conveyance perfected ... 113–114
Sources of income (collections) ... 114–115
Permits ... 115
Suits ... 115–116
Assignments and transfers ... 116–117
Renewal of sales contracts ... 117–118
Reversion of friar lands by cancellation of contracts ... 118–119

DISPOSITION OF FRIAR LANDS AND SAN LAZARO ESTATES—Ctd.

Friar Lands—Continued.

Page
Identification of lot boundaries 119–120
Sales under the five-year cultivation plan 120–121
Summary 121–122
Isabela Estate:
Kalingas 123
Constabulary detachment 123
Municipal districts 123–124
Population 124
Surveys and reclassification of friar lands........ 124
Maragondon and Ternate private lands........ 125
Private lands in Noveleta 125–126
Other applications 126
Hydraulic sugar mills 126
Rice mills 126
Irrigation collections 127
Redigging and cleaning 127
Tunnels on friar land estates 127–128
Construction and repairs of irrigation systems 128–134
Timalan system 134
Association of irrigators 134
Complaints filed against irrigators 135
Construction of roads and bridges in the Friar Lands Estates.. 135–137
Crops in the estates 137–141
Friar lands investment fund 141
San Lazaro Estate:
Disposition 142
Collections 143
San Lazaro investment fund........ 143
CONCLUSION 144
RECOMMENDATIONS 144

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS

MANILA, *March 27, 1929*

The Honorable,
The SECRETARY OF AGRICULTURE AND NATURAL RESOURCES,
Manila.

SIR: Pursuant to the provisions of sections 574–576 of the Administrative Code, I have the honor to submit the following report covering the activities and operations of the Bureau of Lands during the fiscal year ending December 31, 1928:

GENERAL

Direction.

The Bureau continued under the immediate direction of Mr. Jorge B. Vargas up to September 12, 1928, on which date the undersigned was designated Acting Director of Lands and Chief Attorney, Higino de Guia, Acting Assistant Director of Lands, Mr. Vargas having been named assistant to the Secretary of Agriculture and Natural Resources and later permanently appointed on October 1, 1928, Under-Secretary of Agriculture and Natural Resources.

During the year covered by this report, Messrs. Higino de Guia, Chief Attorney, and Vicente Mills, Chief Surveyor, following the practice heretofore followed, were given opportunity to assist in the general management of the Bureau outside of the duties ordinarily allotted to them in their respective divisions, by designating them Assistant to the Director by special orders dated April 10 and August 28, 1928, respectively.

Amendments to the Public Land Law.

Two important pieces of legislation that were enacted during the year by the Philippine Legislature were the amendments to the Public Land Act and the Corporation Law.

The main features of the amendment to the Public Land Act are the shortening of the period within which an applicant may comply with the residence requirement, and the reduction of the homestead fee and of the area that an applicant should cultivate before he may apply for a patent. Under

Act 2874 an applicant may file final proof two years after approval of his application; under the new amendment this period was reduced to one year. Under Act 2874 an applicant must prove, before he should be entitled to a patent, that he has cultivated at least one-half of the area applied for by him; under the new amendment an applicant, before being entitled to a patent, must cultivate one-fourth of the area only.

With respect to homesteads, the fee required under the new amendment is ₱10 instead of ₱20 as formerly.

The main feature of the amendment to the Corporation Law is the provision permitting a member of an agricultural corporation to become interested in other agricultural corporations provided his interest in any one corporation does not exceed 15 per cent of the capital stock.

ADMINISTRATION AND PERSONNEL

Changes in Personnel.

During the year there were 94 appointments made to permanent positions and 295 to temporary positions, while the separations among permanent employees were 82, and among temporary, 182, as may be seen from the following tables:

Months	Permanent				Temporary	Total
	Original		By transfer from other Bureaus	By reinstatement		
	From Civil Service register	From temporary status				
January	....	1	2	2	16	21
February	....	26	....	....	38	64
March	....	2	1	1	26	30
April	1	4	1	....	22	28
May	1	2	....	....	23	26
June	1	4	....	....	70	75
July	....	1	....	4	33	38
August	2	19	2	3	16	42
September	3	1	1	....	17	22
October	2	3	2	....	27	34
November	....	....	....	....	1	1
December	....	2	....	....	6	8
Total	10	65	9	10	295	389

Months	Resignation		Death		Removal for cause		Services no longer required		Transfer to other Bureaus		Retirement		Total	
	P.	T.	P.	T.	P.	T.	P.	T.	P.	T.	P.	T.	P.	T.
January	10	14	....	....	....	....	....	2	2	....	....	....	12	16
February	6	10	....	....	....	....	....	2	1	1	....	....	7	13
March	4	17	....	....	....	1	....	8	....	....	1	....	5	26
April	4	14	....	....	....	1	....	3	1	....	....	....	5	18
May	3	10	....	....	....	3	....	7	1	....	....	....	4	20
June	8	20	....	....	....	1	....	1	....	....	....	....	8	22
July	6	13	....	....	....	....	....	3	1	....	....	....	7	16
August	5	6	2	2	....	....	....	1	3	....	....	....	10	9
September	5	12	1	....	....	1	....	2	3	....	....	....	9	15
October	4	8	....	....	....	....	....	2	5	....	....	....	9	10
November	....	5	2	....	....	....	....	1	....	....	....	....	2	6
December	4	9	....	....	....	....	....	2	....	....	....	....	4	11
Total	59	138	5	2	....	7	....	34	17	1	1	....	82	182

On account of reduced appropriation, it has not been possible to give the personnel of this Bureau as many promotions as there were those deserving of the same; consequently, there were fewer promotions granted in 1928 than in 1927, there having been a total of 107 promotions made during the former year, as against 189 during the latter. A comparison of the number of promotions made in 1927 and 1928 may be seen from the following table:

Month	Permanent		Temporary		Total	
	1927	1928	1927	1928	1927	1928
January	....	1	2	1	2	2
February	31	3	11	2	42	5
March	2	10	1	16	3	26
April	....	....	....	9	....	9
May	1	....	....	1	1	1
June	27	40	....	....	27	40
July	21	1	4	....	25	1
August	9	22	....	....	9	22
September	14	....	....	1	14	1
October	18	....	....	....	18	....
November	36	....	....	....	36	....
December	2	....	....	....	2	....
Total	171	77	18	30	189	107

Records and Mailing Work.

To show the increasing necessity of this Bureau being provided with adequate space for housing its growing records and other valuable documents, there are given below the various kinds of records kept in this Office, as of December 31, 1928:

Judicial records	57,286
Public lands records	221,572
Forfeited land records	123,970
General records	36,039
Personal records	4,358
Spanish land records which will be eventually transferred to the Records Section	25,417
Total	468,642

Correspondence.

During the year 1928, there were received in this Office through the mails 106,707 letters as against 91,899 received during 1927, and there were released in 1928, 300,684 correspondence as against 237,126 sent out in 1927. The tremendous volume of correspondence handled by this Bureau as shown in the above-quoted figures is an indication of the unusual interest taken by the people of these Islands in the acquisition of public lands. The following list shows in detail the number of correspondence received and sent out in 1928:

CORRESPONDENCE RECEIVED

Number of official envelopes received by mail	46,887
Number of returned envelopes received by mail	6,433
Number of registered letters and packages received	15,575
Number of letters received from different offices by messenger	37,314
Number of telegrams received	498
Total	106,707

CORRESPONDENCE SENT OUT

Number of registered letters sent out	4,788
Number of registered packages sent out	1,449
Number of letters sent out within the building	19,175
Number of copies of *The Lands Courier* sent out	7,009
Number of telegrams sent out	295
Number of letters sent to:	
Departments and bureaus	16,145
Abra	1,369
Agusan	3,747
Albay	3,991
Antique	2,229
Bataan	2,113
Batanes	14
Batangas	3,979
Bohol	5,381
Bukidnon	1,368
Bulacan	3,634
Cagayan	5,396
Camarines Norte	4,288
Camarines Sur	4,708
Capiz	3,266
Cavite	3,882
Cebu	3,604
Cotabato	9,215
Davao	9,181
Ilocos Norte	4,367
Ilocos Sur	3,664
Iloilo	3,754
Isabela	9,286
Laguna	5,161
Lanao	5,503
La Union	4,337
Leyte	4,892
Manila	5,708
Marinduque	849
Masbate	3,641
Mindoro	5,736

Number of letters sent to—Continued.

Misamis	4,826
Mountain Province	4,787
Negros Occidental	7,882
Negros Oriental	5,586
Nueva Ecija	20,904
Nueva Vizcaya	5,507
Palawan	2,402
Pampanga	2,506
Pangasinan	5,637
Rizal	4,496
Romblon	2,088
Samar	4,129
Sorsogon	4,128
Sulu	3,253
Surigao	4,112
Tarlac	6,119
Tayabas	19,878
Zambales	4,465
Zamboanga	10,855
Total	300,684

Orders, Circulars, and Bulletins.

There were issued during the year covered by this report one administrative order, nine circulars, three bulletins and twenty-six memorandum orders. The administrative orders and circulars are reproduced as appendices A to J of this report.

There were issued during the year 102 special orders detailing 317 officers and employees to different parts of the Islands. These orders created two investigation and survey boards, and effected 135 appearances by land attorneys in behalf of the Director of Lands before various courts of justice; 28 appearances by officers and employees of this Bureau as witnesses in civil, criminal, and land registration cases in which the Bureau of Lands was interested; 27 conferences between the field officers and officials in the Central Office, and the rest concerned with miscellaneous undertakings.

Duplicating Shop.

Aside from turning out 8,600 copies of *The Lands Courier,* the duplicating shop of this Bureau has turned out a total of 3,746,274 pages of different kinds of printed matter during the year 1928, as against 8,400 copies of *The Lands Courier,* and a total of 2,524,702 pages of different kinds of printed matter turned out in 1927.

Preparation of Certified Copies.

During the year 1928, there were 577 pages of certified copies prepared for official use, and 566 pages costing ₱1,212.30 for private persons, while in 1927, 652 pages of such copies were prepared for official use and 719 pages valued at ₱1,257.05 for private individuals.

ADMINISTRATION OF PUBLIC LANDS

Reorganization of the Public Lands Division.

Two of the most important activities undertaken by the Bureau during the later part of the year in connection with the disposition of public lands were the reorganization of the office force of the Public Lands Division and the planning of a drive to clean up districts heavily congested with pending investigation orders. The innovations are still under trial and if the output of the work resulting from the experiment would justify the effort spent and the expense incurred, the same will be allowed to continue until the need therefor has ceased. There is, however, no doubt that the work turned out by the Public Lands Division as a result of these innovations, if continued at the present rate, would triple that of the year 1927.

Public Lands Concessions.

During the year 1928, there were received in the Bureau of Lands 15,140 public lands applications, covering 339,146.6723 hectares, as against 19,050 public lands applications covering 468,167.9019 hectares, received in 1927. The decrease noted in the number of applications received in 1928 was due partly to the adoption in 1928 of the policy of requiring public land applicants to remit their initial homestead fees with their applications. Formerly, applications may be filed unaccompanied by any remittance, payment of the dues being made later. But since the adoption of the policy referred to, applications without their corresponding remittances are invariably returned to the applicants, unacted.

Another reason that may be given for the smaller number of applications received in this Bureau in 1928 than in 1927 was the promulgation of Bulletin No. 2–1 which took effect January 1, 1928. In accordance with this bulletin, applications for public lands not yet classified and certified to the Bureau of Lands as not needed for forest purposes, except those filed under the free patent provisions of the Public Land Act and those for residential, industrial or commercial purposes, were returned to the applicants unrecorded, even if such lands were located in regions declared opened to disposition by the Governor-General of the Philippine Islands.

There were in all 8,730 applications covering 101,462.5741 hectares approved in 1928, as against 4,821 applications covering 68,883.6450 hectares approved in 1927, while there were 610 applications, covering 7880.4271 hectares, cancelled in 1928, as against 473 applications, covering 8,394.7417 hectares, cancelled in 1927. The applications approved represent 57 per cent of the total number of applications received in 1928, while those cancelled represent 4 per cent only.

During the year covered by this report, there were 91,775 applications, covering 1,738,953.1969 hectares, pending action in this Office, as against the 91,169 applications, covering 1,629,564.0010 hectares, pending in 1927. This unusually large number of pending applications represents 41 per cent of the total number of applications received from 1904 to 1928, and was due to various causes, among which may be mentioned the limited appropriation for hiring the services of men exclusively for investigation work, the failure of applicants to remit their homestead dues, delay in the receipt of certification from the Bureau of Forestry as to the agricultural fitness of the land, and of the certificate of the Provincial Treasurer as to the extent of the land privately owned by the applicant. Another important reason is the failure of applicants to appear on the premises when the time set for investigation comes, either because the applicant resides in a distant municipality, is sick, or because he can not be located. The filing by a great many public land applicants of applications for lands already covered by subsisting applications, a practice which gives rise to inevitable controversies and long-drawn conflicts requiring tedious and frequent field investigations and a corresponding extra work upon the limited personnel in the Central Office, may also be mentioned as among the other causes responsible for the large number of pending applications.

The following comparative table shows the disposition made in 1927 and 1928 of the lands of the public domain through the different forms of concessions allowed under Act 2874, giving the number of applications of each kind, as well as the area in hectares covered thereby:

Kind	1927		1928		Increase + Decrease —	
	Number of applications	Area in hectares	Number of applications	Area in hectares	Number of applications	Area in hectares
I. Homesteads						
1. Received	12,677	214,617.3897	10,005	164,469.9641	—2,672	—50,147.4256
2. Rejected	3,877	67,361.8661	3,927	68,755.6970	+ 50	+ 1,393.8309
3. Entries allowed	3,752	54,831.3339	6,092	86,365.8917	+2,340	+31,534.5578
4. Cancelled	425	5,994.8636	544	7,720.2419	+ 119	+ 1,725.3783
5. Patents issued	896	10,465.6405	1,171	13,668.4114	+ 275	+ 3,202.7709
6. Reinstated	95	1,489.4253	128	2,377.3183	+ 33	+ 887.8950
7. Pending	60,149	948,883.9485	60,247	960,458.5150	+ 98	+11,574.5665
I. (*a*). Transfers of homesteads rights						
1. Received	103	1,359.3837	110	1,437.5085	+ 7	+ 78.1248
2. Approved	75	1,022.2254	41	496.2237	— 34	— 526.0017
3. Disapproved	5	77.6036	40	501.2898	+ 35	+ 423.6862
4. Pending	387	4,978.6700	416	5,418.6650	+ 29	+ 439.9950
II. Free patents						
1. Received	2,835	15,942.4202	1,773	10,628.1365	—1,062	— 5,264.2837
2. Rejected	283	1,836.0494	749	3,968.1945	+ 466	+ 2,132.1451
3. Entries allowed	677	2,854.0610	1,564	5,697.5353	+ 887	+ 2,843.4743
4. Cancelled	7	56.0219	24	98.4367	+ 17	+ 42.4148
5. Reinstated	2	6.7500	....	....	— 2	— 6.7500
6. Patents issued	88	472.6154	230	1,016.6321	+ 142	+ 544.0167
7. Pending	21,718	103,082.5361	21,140	104,094.9428	— 578	+ 1,012.4067
II (*a*) Tranfers of free patent rights						
1. Received	1	16.0000	....	....	— 1	— 16.0000
2. Approved	1	16.0000	....	....	— 1	— 16.0000
3. Disapproved	....	....	....	....	....	....
4. Pending	....	....	....	....	....	....
III. Sales (agricultural)						
1. Received	1,725	117.124.8919	1,136	99,450.8115	— 589	—17,674.0804
2. Rejected	380	14,641.7110	465	30,298.1616	+ 85	+15,656.4506
3. Awarded	124	6 838.1438	177	8,317.2757	+ 53	+ 1,479.1319
4. Cancelled	12	205.6018	9	61.0776	— 3	— 144.5242
5. Reinstated	5	125.8713	3	57.2500	— 2	— 68.6213
6. Patents issued	53	4,008.1768	48	2,029.9853	— 5	— 1,978.1915
7. Pending	4,811	225,642.6977	5,308	286,535.3219	+ 497	+60,892.6242
III (*a*). Transfers of sales rights						
1. Received	2	28.3069	2	20.0000	....	— 8.3089
2. Approved	2	22.9251	4	52.0000	+ 2	+ 29.0749
3. Disapproved	1	12.0000	....	....	— 1	— 12.0000
4. Pending	11	169.8538	9	137.8538	— 2	— 32.0000
IV. Sales (non-agricultural)						
1. Received	476	135.2727	548	157.2431	+ 72	+ 21.9704
2. Rejected	225	61.0123	360	62.6567	+ 135	+ 1.6444
3. Awarded	41	6.1808	56	22.5170	+ 15	+ 16.3362
4. Cancelled	1	.0747	....	....	— 1	— .0747
5. Reinstated	14	1.1206	....	....	— 14	— 1.1206
6. Patents issued	1	.0089	2	.0071	+ 1	— .0018
7. Pending	1,141	858.0198	1,273	930.0892	+ 132	+ 72.0694
V. Insular government property sales						
1. Received	43	284.3613	452	500.6553	+ 409	+ 216.2940
2. Rejected	20	284.6891	24	86.2114	+ 4	— 198.4777
3. Awarded	25	42.0733	396	60.7160	+ 371	+ 18.6427
4. Cancelled	1	.0732	6	.1387	+ 5	+ .0655
5. Reinstated	....	....	1	.1118	+ 1	+ .1118
6. Patents issued	2	.0365	1	.0597	— 1	+ .0232
7. Pending	303	1,327.1648	336	1,681.0045	+ 33	+ 353.8397

Kind	1927		1928		Increase + Decrease —	
	Number of applications	Area in hectares	Number of applications	Area in hectares	Number of applications	Area in hectares
V (*a*). Transfers of Insular Government property sales rights						
1. Received			4	.1013	+ 4	+ .1013
2. Approved			4	.1013	+ 4	+ .1013
3. Disapproved						
4. Pending						
VI. Townsite sales						
1. Received	157	49.1328	165	84.2430	+ 8	+ 35.1102
2. Rejected	40	8.8979	22	5.1590	— 18	— 3.7389
3. Awarded	20	3.0403	42	6.0632	+ 22	+ 3.0229
4. Cancelled			4	.4011	+ 4	+ .4011
5. Reinstated						
6. Patents issued	2	.4188			— 2	— .4188
7. Pending	182	58.5448	283	130.7990	+ 101	+ 72.2542
VI (*a*). Transfers of townsite sales rights						
1. Received	1	.1200			— 1	— .1200
2. Approved	1	.1200			— 1	— .1200
3. Disapproved						
4. Pending						
VII. Leases (agricultural)						
1. Received	443	119,983.0685	350	63,743.5313	— 93	—56,239.5372
2. Rejected	136	44,171.7444	124	28,375.6755	— 12	—15,796.0689
3. Contracts executed	9	4,902.4379	3	956.6144	— 6	— 3,345.8235
4. Cancelled	5	2,138.1065			— 5	— 2,138.1065
5. Reinstated	4	2,707.0425	3	1,778.4367	— 1	— 928.6058
6. Pending	1,389	349,435.7067	1,614	384,796.9461	+ 335	+35,361.2414
VII (*a*) Transfers of leasehold rights						
1. Received	3	425.6215	3	2,674.4347		+ 2,248.8132
2. Approved	6	851.2430	2	1,845.9980	— 4	+ 994.7550
3. Disapproved						
4. Pending	6	1,972.1739	7	2,800.6106	+ 1	+ 828.4367
VIII. Leases (non-agricultural)						
1. Received	229	31.3648	182	60.0875	— 47	+ 28.7227
2. Rejected	42	16.2269	78	10.0312	+ 36	— 6.1957
3. Contracts executed						
4. Cancelled						
5. Reinstated			3	.1375	+ 3	+ .1375
6. Pending	505	275.3846	612	325.5784	+ 107	+ 325.5784
IX. Insular government property leases						
1. Received	15		9		— 6	
2. Rejected	3		4		+ 1	
3. Contracts executed	2	.7016			— 2	— .7016
4. Cancelled						
5. Reinstated			1		+ 1	
6. Pending	38		44		+ 6	
X. Foreshore leases						
1. Received	108		100		— 8	
2. Rejected	40		50		+ 10	
3. Contracts executed	8	5.6097	2	34.9603	— 6	+ 29.3506
4. Cancelled			1	.1311	+ 1	+ .1311
5. Reinstated	3				— 3	
6. Pending	304		352		+ 48	

Kind	1927		1928		Increase + Decrease —	
	Number of applications	Area in hectares	Number of applications	Area in hectares	Number of applications	Area in hectares
X (*a*). Transfers of foreshore lease rights						
1. Received	1	.1647	3	18.1203	+ 2	+ 17.9556
2. Approved	1	.1647	2	18.0944	+ 1	+ 17.9297
3. Disapproved						
4. Pending			1	.0259	+ 1	+ .0259
XI. Reclaimed land leases						
1. Received	9		9			
2. Rejected	1		1			
3. Contracts executed	1	.0627	1	1.0005		+ .9378
4. Cancelled						
5. Reinstated						
6. Pending	25		32		+ 7	
XI (*a*). Transfers of reclaimed land lease rights						
1. Received	1	.4424	2	.4717	+ 1	+ .0293
2. Approved	1	.4424	1	.4410		— .0014
3. Disapproved						
4. Pending			1	.0307	+ 1	+ .0307
XII. Revocable permits						
1. Received	333		411		+ 78	
2. Rejected	29		93		+ 64	
3. Permits issued	162		397		+ 235	
4. Permits revoked	22		22			
5. Reinstated	4		1		— 3	
6. Pending	604		532		— 72	

Public Lands Investigations.

The following statement is a record of the 1928 investigation orders received by the district land officers, those executed by them and those pending in their offices as of December 31, 1928:

Kind	Received by district land officers	Executed	Pending
Preliminary	36,464	25,275	27,431
Final	4,325	4,606	7,994
Transfer of rights	324	246	212

Public Auctions.

A comparison of the public auctions held in 1928 with those held in 1927 may be seen from the following table:

Kind	1927	1928
Sales applications	175	228
Townsite sales applications	8	56
Miscellaneous sales applications	73	139
Insular Government property sales applications	37	20
Lease applications	13	12
Foreshore lease applications	8	7
Miscellaneous lease applications	2	16
Reclaimed land lease applications	3	5
Insular Government property lease applications	1	2
Totals	320	485

Forfeited Properties.

The number of applications for repurchase of forfeited properties received and approved during the year 1928 as compared with 1927 is shown in the following table:

	1927	1928	Increase + Decrease —
Applications for repurchase received	5,923	9,777	+3,854
Applications for repurchase approved	5,742	7,267	+1,525

AGRICULTURAL COLONIES

BOHOL AGRICULTURAL COLONY

Administration and Present Status.

At present the colony is under a superintendent who, since June, 1926, has been designated public lands inspector and ex officio superintendent of the colony. He is assisted by two employees and a messenger who also acts as janitor. For purposes of administration, the colony has been subdivided into 15 districts, each of which is under a "cabecilla," or foreman chosen from among the progressive and trustworthy colonists.

The colony covers an area of 2,528 hectares and is divided into 158 lots of 16 hectares each, all of which have been applied for and are under cultivation. The total area under cultivation during the year 1928, was 1,918 hectares or 23 hectares greater than the area cultivated in 1927. This increase in the cultivated area was made possible by the absence of locust and the increase in the number of inhabitants, there being in the colony now 2,083 persons, as against the 2,009 it had in 1927.

SCHOOL AND OTHER PUBLIC BUILDINGS

Aside from the public market, there are in the colony, an elementary school, a domestic science building, a bodega and a house for the common use of the colony. Recently, there has been added a "Pluvimetro" under the Weather Bureau, the construction of which has also been undertaken by, and through the coöperation of, the colonists. While in the administration of the colony churches may not be necessary, yet there are existing in the colony a Roman Catholic church, a Presbyterian chapel and an Aglipayan church, built gratuitously by the colonists themselves.

FINANCIAL CONDITION

At the end of the year 1928, the total assets of the Bohol Agricultural Colony is ₱26,571.46 consisting of fixed propery in the amount of ₱4,508.90, working assets in the amount of ₱1,571.27 and current assets in the amount of ₱20,491.29. Its total liabilities amount to ₱792.94 and the total surplus amounts to ₱25,778.72 consisting of working capital in the amount of ₱21,269.82 and of fixed equipment in the amount of ₱4,508.90.

ABULUG AGRICULTURAL COLONY

Administration and Present Status.

Like the Bohol Agricultural Colony, the Abulug Agricultural Colony is directly supervised by a public lands inspector of the Bureau of Lands, who is at the same time ex officio superintendent of the colony, assisted by two foremen and a clerk, all of whom are paid by the Bureau of Lands. The colony covers an area of 2,677 hectares known as parcel No. 1 and parcel No. 2 and is divided into 168 lots, all of which, with the exception of a few, are already occupied by colonists. In contrast to the Bohol Agricultural Colony, not more than one-fifth of the whole area of this colony is under cultivation, due to lack of an irrigation system and frequent ravages of locusts and other agricultural pests.

EDUCATION AND TRANSPORTATION

Compared with the colonists in the Bohol Agricultural Colony, the home-seekers in Abulug failed to take advantage of public education and, consequently, the school authorities were obliged to close the school building therein which, since 1926, has never been reopened. They have also neglected to build permanent public improvements in the same way that they have neglected the construction of roads and other means of communication.

FINANCIAL CONDITION

The total assets of the Abulug Agricultural Colony amount to ₱57,174.37, consisting of fixed property in the amount of ₱1,587, working assets in the amount of ₱5,818.85 and current assets in the amount of ₱49,768.52. Its total liabilities amount to ₱1,596.12 and the total surplus of the colony is ₱55,578.25 consisting of fixed capital in the amount of ₱1,587, and current surplus in the amount of ₱53,991.25.

MINING AND MINERAL LANDS

MINING ACTIVITIES

General.

During the year 1928, there was greater movement and interest manifested in the mining industry of the Philippines. More mining locations involving greater area in both lode and placer claims, were staked out in 1928 than in any of the last four preceding years. There were also more lode patents granted during the year than in any other year since 1910.

This increase in the number of mining locations staked out and in the activities of mining operations on the different claims, specially in the Benguet Mineral Land District, was reflected in the stock market, mining shares being very active throughout the year.

The Benguet Mineral Land District.

As in previous years the Benguet Mineral Land District was the center of the greatest activities and development during 1928.

The Benguet Consolidated Mining Company has completed during the year the Colbath Drain Tunnel at a total cost of about one-half million pesos. The power plant at Agno is almost complete and will be in operation about the middle of next year. The ordinary operations of the company show greater progress than those of last year (1927), the increase in production being about 25 per cent.

The Balatoc Mining Company has installed its mill, which will begin operation early in January, next year. This mill and the mine development have cost the company about a million pesos during the year.

The Itogon Mining Company is showing progress in its operation of the mines. A bigger mill has been installed during the year.

The Gold Hill Mining Association has driven two lower tunnels about 600 feet long, built decent camp, and constructed about 200 meters of roads and trails. It has spent for the mine development about ₱20,000 during the year.

In general, the mining industry in the Benguet region is very flourishing. On the other hand, there is not much activity in the Suyoc–Mankayan region on account of the low price of copper.

The completion of the Colbath Drain Tunnel mentioned above will make possible the working of the lower levels of the Antamok mines, as drainage of these lower levels by gravity will be made possible. The Agno Power Plant is a hydroelectric system belonging to the North Luzon Power Company which will eventually supply electric power to all the mining properties in the Benguet District. A successful operation of this power plant will hasten the development of the mining industry in the Benguet Mineral Land District as, with cheap power, it will be possible to work profitably even the mining properties of low ore-values. Under present conditions only properties of high ore-values can be worked out to advantage due to lack of cheaper power.

SURVEYS OF MINERAL LANDS

Location Surveys.

These surveys are necessary in order to establishe more definitely the location posts, and the boundary lines, of mining claims on the ground, and through this definite location, to avoid or minimize as much as possible the overlapping and conflicts of adjoining mining claims, especially of those already located, with future locations.

Location surveys were made by Mineral Lands Surveyor Gregorio Arizabal for the following mineral claims in the Benguet Mineral Districts:

Quick Fraction
Mauring
Chihuahua
Gold Creek
General Wood
Esperanza
Colorado
Meta
Khan Fraction
Orantes
Sarcon
Obidos
Napo
Isalco
Enaya
Martha
Palidan
Flora
Mormon
Morenci
Deaconess
Junea
Aleppa
Tarus
Parima
Jama
Saiga
Bukara
Antonino
Oregon
Erratic
Pansy
Rosa
Utah
Extension
Turban
Sidon
Beirut
Guaviare
Purus
Selinus

The following comparative table shows the work accomplished on location surveys during the last six years:

Year	Number of claims	Approximate area
		Hectares
1923	53	477
1924	105	1,325
1925	19	173
1926	64	548
1927	9	80
1928	41	360
Totals	291	2,963

Lode Patent Surveys.

During 1928, orders were issued for the execution of the following lode patent surveys.

Application No.	Name of claim	Area	Name of owner
		Hectares	
166	Henry Ford	9.0000	William A. Ebert.
167	Sunrise	9.0000	Do.
168	Alice Fraction	....	Benguet Consolidated Mining Co.
169	Hector Fraction	....	Do.
170	Helen	9.0000	Do.
171	Hydro	9.0000	Do.
172	Sulphur Springs	9.0000	William A. Ebert.
173	Carlsbad	9.0000	Do.

Of the above surveys ordered, however, only two (2) were finished, the Lp–166 and Lp–167 applied for by Mr. William A. Ebert. The rest were all begun but were not as yet completed by December 31, 1928.

The delay in the completion of the above mineral lands surveys was mainly caused by Surveyor Arizabal's repeated trips from Baguio to Leyte to testify in the criminal case entitled "The People of the Philippine Islands *vs.* Felipe V. Jose," which took up about three months of his time during 1928.

The following table shows the work accomplished on lode patent surveys since 1921:

Year	Number of claims	Area in hectares	Cost of surveys
1921	8	56.3687	₱1,724.00
1922	8	58.0749	2,035.12
1923	....	....	....
1924	4	36.0000	1,665.94
1925	8	68.9995	2,757.72
1926	2	18.0000	1,067.30
1927	8	69.3659	1,063.48
1928	2	18.0000	[a] 240.00
Totals	40	324.8090	10,553.56

[a] Beginning 1928 the charge for surveys is based upon a fixed schedule as provided for by Administrative Order No. 9, of this Bureau.

Placer Patent Surveys.

One placer patent survey application was filed during the year on the Catherine Placer Claim of 64 hectares, located in the municipality of Montalban, Rizal. The survey was designated PP–48, and was executed by Surveyor Pascual Joson, acting mineral land surveyor.

The Catherine Placer Claim developed a conflict with former H. A. No. 112762 of Honorato Saradpon. The homestead which was of 24 hectares was found to be wholly within the boundaries of the "Catherine." Mr. Enrique de Marcaida in representation of A. de Marcaida y Cia., S. en C., owners of the Catherine, agreed to pay Mr. Saradpon ₱2,000 in four quarterly payments for the improvements made on the homestead and on the condition, that Mr. Saradpon would give up his claim on the homestead. Up to the close of the year, however, Mr. Enrique de Marcaida had not as yet made any payment in spite of the agreement that the first and second payments would be made in September and December, respectively. Mr. Saradpon has just filed a complaint with the Director of Lands requesting that his homestead be reinstated in his name and that Mr. Enrique de Marcaida be made to pay for the improvements. The conflict has not as yet been decided and consequently computation on Survey PP–48 has been suspended, pending the decisions of the Director of Lands on the conflict.

The following table shows the work accomplished on placer patent surveys since 1921:

Year	Number of claims	Area in hectares
1921		
1922		
1923	7	384.0000
1924		
1925		
1926		
1927		
1928	1	64.0000
Totals	8	448.0000

Miscellaneous Mineral Land Surveys.

In addition to the regular location, and patent surveys accomplished, there were also executed the following miscellaenous surveys during 1928:

Underground surveys:
  6 Tunnel surveys for the Itogon Mining Company.
  2 Tunnel surveys for the Gold Hill Mining Association.

Relocation survey of:
  "Half Moon" mineral claim for W. A. Ebert.

Mineral Land Reservation Survey.

The survey of the Chromite Reservation of the United States Government situated in Masinloc, Zambales, and reserved under Proclamation No. 92, series of 1925, of the Governor-General of the Philippine Islands, was also completed during the year, and is designated as survey No. Ir. 296. The area of this Chromite Reservation is 261.1615 hectares and the survey thereof was executed by surveyors of the Bureau of Lands, assisted by Mr. Victoriano Elicaño, Assistant Director, and Chief, Division of Mines, Bureau of Science, who showed to the surveyors the boundaries of the reservation.

The Director of Lands was made temporary administrator of the above-mentioned Zambales Chromite Reservation by the Governor-General.

The survey was executed in order to place monuments on the boundaries of the reservation and to definitely determine its location and area on the ground. Notices were also posted on the corners of the reservation indicating the character of the reservation and the boundaries thereof.

Summary.

The following tables show the number of claims and areas of mineral lands, surveyed up to date since the organization of the Mineral Lands Division in 1921:

Surveys	Number of surveyed claims							
	1921	1922	1923	1924	1925	1926	1927	1928
Location	......	80	53	104	19	64	9	4
Lode patent	8	8	......	4	8	2	8	2
Placer patent	......	......	7	......	......	......	......	1
Coal leases	3	......	1	2	2	......	......	......
Petroleum leases	......	3	4	......	......	......	......	......
Miscellaneuos	......	......	......	......	......	7	......	4
Totals	11	91	65	110	29	73	17	48

Year	Surveys—Area in hectares					
	Topography	Location	Lode	Placer	Coal lease	Petroleum lease
1921	....	....	56.3687	....	1,745.3388	....
1922	....	720.0000	58.0749	....	....	3,587.8140
1923	....	477.0000	....	384.0000	400.0000	1,585.0556
1924	....	1,250.0000	36.0000	....	721.1406	....
1925	....	173.0000	68.9995	....	402.0000	....
1926	420.0000	548.0000	18.0000	....	....	....
1927	....	80.0000	69.3659	....	....	....
1928	....	360.0000	18.0000	64.0000	....	....
Totals	420.0000	3,608.0000	324.8090	448.0000	3,268.4794	5,172.8696

DISPOSAL OF MINERAL LANDS

The disposal of mineral lands in the Philippines is governed by the Act of Congress of July 1, 1902, as amended by Act of Congress of February 6, 1905; Act No. 624 of the Philippine Commission; the Coal Land Act No. 2719; the Petroleum Act No. 2932, and the rules and regulations promulgated thereunder.

Mining Locations (*Act of Congress of July 1, 1902*).

During 1928, 266 mining claims were located in 16 out of the 48 provinces comprising the Archipelago, as against the 242 locations made in 1927. These 266 locations consist of 169 lode, and 97 placer, mining claims.

The total area of the 266 claims located in 1928 is 4,987.3929 hectares as against the total area of 2,206.4366 hectares of the 242 claims located in 1927. Of the area located in 1928, 1,516.0000 hectares are for lodes and 3,471.3929 hectares are for placers.

The table below shows the provinces where the mining claims have been located in 1928, with the corresponding number of locations and their areas:

Province	Number of locations	Area in hectares	Number of lodes	Area in hectares	Number of placers	Area in hectares
Abra	7	56.0000	......	....	7	56.0000
Agusan	46	2,944.0000	......	....	46	2,944.0000
Batangas	1	8.0000	......	....	1	8.0000
Bulacan	11	151.0000	6	54.0000	5	97.0000
Camarines Norte	12	108.0000	12	108.0000	......	....
Camarines Sur	2	12.2000	......	....	2	12.2000
Cebu	1	4.0000	1	4.0000	......	....
Davao	8	69.0000	5	45.0000	3	24.0000
La Union	1	1.5000	......	....	1	1.5000
Masbate	10	90.0000	7	63.0000	3	27.0000
Mountain Province:						
Benguet	110	1,043.0000	107	963.0000	3	80.0000
Bontoc	14	126.0000	14	126.0000	......	....
Nueva Ecija	28	234.0000	17	153.0000	11	81.0000
Occidental Negros	2	1.4520	......	....	2	1.4520
Pangasinan	5	2.2409	......	....	5	2.2409
Rizal	3	108.0000	......	....	3	108.0000
Tayabas	5	29.0000	......	....	5	29.0000
Totals	266	4,987.3920	169	1,516.0000	97	3,471.3929

As may be seen from the preceding table, the Mountain Province leads all the other provinces in the number and area of lode claims located in 1928, with 121 lode claims staked out, covering a total area of 1,089 hectares. On the other hand, the Province of Agusan leads all the other provinces both in the number and area of placer claims located during the year, with 46 placer claims to its credit, covering a total area of 2,944 hectares. Nueva Ecija comes out second to Mountain Province and to Agusan in the number of lode and placer mining claims located during 1928, with 17 lodes and 11 placers to its credit. Camarines Norte comes out third with 12 lodes, and Bulacan fourth, with 6 lodes and 5 placers.

The minerals for which the above reported claims have been located, in the order of the number of locations made for them, are gold with 237 locations, guano 10, limestone 10, iron 5 and clay 2, as shown in the following table:

Province	Lode		Placer					
	Gold	Iron	Gold	Guano	Clay	Limestone	Copper	Miscellaneous
Abra	......	......	7	......	......	......	......	......
Agusan	......	......	46	......	......	......	......	......
Batangas	......	......	......	......	1	......	......	......
Bulacan	2	4	......	......	1	2	1	1[b]
Camarines Norte	12	......	......	......	......	......	......	......
Camarines Sur	......	......	......	2	......	......	......	......
Cebu	1	......	......	......	......	......	......	......
Davao	5	......	3	......	......	......	......	......
La Union	......	......	......	......	......	1	......	......
Masbate	7	......	3	......	......	......	......	......
Mountain Province:								
Benguet	107	......	3	......	......	......	......	......
Bontoc	14	......	......	......	......	......	......	......
Nueva Ecija	16[a]	1	11[a]	......	......	......	......	......
Occidental Negros	......	......	......	2	......	......	......	......
Pangasinan	......	......	......	5	......	......	......	......
Rizal	......	......	......	......	......	3	......	......
Tayabas	......	......	......	1	......	4	......	......
Totals	164	5	73	10	2	10	1	1

[a] With talc.

[b] Calcite.

The following comparative table shows the number of mining locations made yearly in each province from 1921 to date:

Province	1921	1922	1923	1924	1925	1926	1927	1928
Abra	0	0	0	0	0	0	0	7
Agusan	0	0	1	0	0	0	0	46
Albay	0	1	0	0	3	0	1	0
Antique	0	0	0	0	1	0	0	0
Bataan	4	3	0	2	1	43	0	0
Batangas	0	7	18	17	25	20	3	1
Batanes	0	0	0	0	0	0	0	0
Bohol	0	0	14	2	5	2	0	0
Bukidnon	0	0	0	0	0	0	0	0
Bulacan	11	6	10	8	4	3	11	11
Cagayan	3	1	5	0	0	0	0	0
Camarines Norte	2	80	19	5	4	4	4	12
Camarines Sur	0	0	0	4	5	0	1	2
Capiz	0	0	3	2	6	0	3	0
Cavite	0	0	0	0	0	0	0	0
Cebu	0	0	19	10	10	1	3	1
Cotabato	0	0	1	0	5	0	5	0
Davao	0	0	0	0	0	0	1	8
Ilocos Norte	9	7	2	0	1	1	0	0
Ilocos Sur	0	0	0	0	0	0	0	0
Iloilo	0	0	33	9	1	6	3	0

Province	1921	1922	1923	1924	1925	1926	1927	1928
Isabela	0	0	0	0	0	0	0	0
Laguna	0	0	0	0	0	0	0	0
Lanao	0	0	5	0	0	0	0	0
La Union	0	1	5	0	0	0	0	1
Leyte	1	5	47	1	9	4	2	0
Marinduque	0	3	13	12	0	0	12	0
Masbate	12	3	15	14	42	12	3	10
Mindoro	0	1	8	7	8	6	5	0
Misamis	0	0	5	5	0	0	0	0
Mountain Province	67	110	48	58	75	111	143	124
Nueva Ecija	1	0	0	1	0	0	4	28
Nueva Vizcaya	0	0	0	0	0	0	0	0
Occidental Negros	0	0	2	0	1	4	1	2
Oriental Negros	0	0	1	0	0	0	0	0
Palawan	0	0	0	0	0	0	0	0
Pampanga	0	0	0	0	0	0	0	0
Pangasinan	36	11	15	18	9	19	21	5
Rizal	3	0	0	2	1	0	4	3
Romblom	0	0	0	0	1	1	0	0
Samar	2	0	3	1	1	0	0	0
Sorsogon	0	0	0	0	0	0	0	0
Sulu	0	0	0	0	0	0	4	0
Surigao	0	18	1	0	2	0	1	0
Tarlac	0	0	0	3	0	0	0	0
Tayabas	4	4	4	4	3	1	4	5
Zambales	1	17	24	2	4	2	3	0
Zamboanga	1	17	6	0	0	0	0	0
Totals	157	295	327	187	227	240	242	266

The number of locations made annually for the last 10 years under the Act of Congress of July 1, 1902, is shown in the following table:

Year	Number of Locations	
1919	451	
1920	465	
1921	157	
1922	295	
1923	327	
Total (1919–1923)		1,695
1924	187	
1925	227	
1926	240	
1927	242	
1928	266	
Total (1924–1928)		1,162
Grand total (1919–1928)		2,857

Lode Patents (Act of Congress of July 1, 1902).

On December 31, 1927, the following lode patent applications were pending:

Application No.	Applicant	Area
		Ha.
141	William A. Ebert	9.0000
151	Ukab Mining Company	9.0000
152	.....do	9.0000
153	.....do	9.0000
155	.....do	9.0000

Mr. William A. Ebert settled his accounts with the Bureau of Lands for the patenting of his "Jayhawker" Fraction mineral claim under patent application No. 141. Patent on the said claim was, therefore, issued after Mineral Land Surveyor Arizabal had conducted an investigation on the ground and determined that no objection could be interposed to the issuance of the said patent on the "Jayhawker" Fraction.

Patents were also issued during the year on Patent Applications Nos. 151, 152, 153, and 155 of the Ukab Mining Company, after the receipt by this Office of the order of the court dismissing the adverse claims filed by Mr. A. I. Reynolds against the said patent applications.

Likewise patents were issued during the year on Patent Applications Nos. 158, 159, 160, 161, 162, 163, 164, and 165 of the Balatoc Mining Company and others, the surveys of which were completed in 1927.

Summarizing, the following patents were issued during the year 1928:

Application No.	Patent No.	Area in hectares	Patentee	Name of claim	Date issued
151	118	7.4097	Ukab Mining Co	"Elvira Fraction"	April 14.
152	119	9.0000	.....do	"Amadoro"	Do.
153	120	9.0000	.....do	"Bato"	Do.
155	121	9.0000	.....do	"Cash"	Do.
141	122	6.0468	Wm. A. Ebert	"Jayhawker Fractis"	August 16.
158	123	9.0000	A. W. Beam	"Lode 5"	December 26.
159	124	9.0000	.....do	"Big Gun"	Do.
160	125	9.0000	Balatok Mining Co	"Gilt Edge"	Do.
161	126	9.0000	A. W. Beam	"Curt"	Do.
162	127	9.0000	J. J. Dunbar	"Quartz"	Do.
163	128	9.0000	D. R. Williams	"Lode 4"	Do.
164	129	9.0000	.....do	"Golden Gate"	Do.
165	130	6.3659	J. J. Dunbar	"Bar Fraction"	Do.

The following table shows the number and areas of the lode claims patented each year from 1921 to date:

Year	Number of patents	Area in hectares
1921	3	16.4125
1922	9	65.3691
1923	2	9.2909
1924	2	18.0000
1925	3	27.0000
1926	1	6.0000
1927	2	18.0000
1928	13	109.8224
Totals	35	269.8949

The total number and area of lode claims patented each year from 1919 to 1928, are shown in the following table:

Year	Number of patents		Area in hectares	
1919	9		54.5652	
1920	11		81.2551	
1921	3		16.4125	
1922	9		65.3691	
1923	2		9.2909	
Totals (1919–1923)		34		226.8928
1924	2		18.0000	
1925	3		27.0000	
1926	1		6.0000	
1927	2		18.0000	
1928	13		109.8224	
Totals (1924–1928)		21		178.8224
Grand totals (1919–1928)		55		405.7152

It will be noted from the above table that the number and area of mineral claims patented in 1928 were more than those patented in any of the years previous thereto.

On December 31, 1928, the following lode patent applications were pending:

Application No.	Name of claim	Area in hectares	Name of owner
166	Henry Ford	9.0000	William A. Ebert.
167	Sunrise	9.0000	Do.
168	Alice Fraction	4.2000	Benguet Consolidated Mining Co.
169	Hector	9.0000	Do.
170	Helen	9.0000	Do.
171	Hydro	9.0000	Do.
172	Sulpher Springs	9.0000	William A. Ebert.
173	Carlsbad	9.0000	Do.

Patent surveys of the above applications have already been ordered and begun by Mineral Land Surveyor Gregorio L. Arizabal.

Placer Patents (Act of Congress of July 1902).

Only one placer patent application, PP–48 has been received during the year filed by A. de Marcaida y Cia., S. en C. The survey of this application has already been made but final action thereon is held in abeyance, pending the decision on the conflict of the corresponding placer claim with former H. A. No. 112762 of Mr. Honorato Saradpon.

No new placer patent was granted during 1928.

The total number and area of placer claims patented annually for the last ten years is shown in the following table:

Year	Number of patent	Area in hectares
1919	....	....
1920	....	....
1921	....	....
1922	....	....
1923	4	192.0000
1924	....	....
1925	....	....
1926	....	....
1927	....	....
1928	....	....
Totals (1919–1928)	4	192.0000

Coal Patents (Act 1128 of April 28, 1904).

No coal patents have been issued under Act No. 1128 ever since this Act was repealed by Act No. 2719 of May 14, 1917. Instead of coal patents, coal leases and coal revocable permits are being issued under the said Act No. 2719. There had been issued in all 11 coal patents under Act No. 1128, 3 of which reverted back to the Government in 1913, leaving a total number of 8 coal patents covering an area of 338 hectares.

Coal Revocable Permits (Act 2719 of May 14, 1917).

On December 31, 1927, the following coal revocable permit applications were pending:

Application number	Applicant	Location
180	National Coal Company	Sibuguey Peninsula, Zamboanga.
181	.....do	Do.
189	Fernando Faelnar	Dinaguit, Surigao.
193	Isaac G. Esplana	Nabua, Camarines Sur.
199	Cecilio Toledo	Danao, Cebu.
200	Rosario Osmeña	Do.
201	Constancia Toledo	Do.

Coal revocable permit applications Nos. 180 and 181 of the defunct National Coal Company were rejected upon request of Mr. C. Russel, former manager of the said company. Coal revocable permit application No. 189 was also rejected as the land applied for was found, after investigation, to be not suitable for coal mining.

The following coal revocable permit applications were received during 1928:

Application number	Name of applicant	Location
202	Rufino Toledo	Danao, Cebu.
203	Quiterio Capuno	Do.
204	Mamerto Jopia	Do.
205	Alfonso Oriol	Toledo, Cebu.
206	Andres Alisoso	Naga, Cebu.

Coal revocable permit application No. 204 was rejected when it was found, upon investigation, that the land applied for was within the Manteja School Site.

During the year, the following coal revocable permits were issued:

Application number	Permit Number	Name of permittee	Area in hectares	Location
205	102	Alfonso Oriol	4.0000	Toledo, Cebu.
206	103	Andres Alisoso	4.0000	Naga, Cebu.

No coal revocable permit was canceled during 1928.

At the close of the year 1928, the following coal revocable permit applications were pending:

Application number	Applicant	Status
193	Isaac G. Esplana	Under investigation.
199	Cecilio Toledo	Permit forwarded to applicant for signature.
200	Rosario Osmeña	Do.
201	Constancia G. Toledo	Do.
202	Rufino Toledo	Do.
203	Quiterio Capuno	Do.

The following table shows the number of coal revocable permits applied for and granted each year, together with the area of the land covered thereby since the passage of Act No. 2719 on May 14, 1917:

Year	Applications			
	Received		Rejected	
	Number	Area in hectares	Number	Area in hectares
1917	1	4.0000	....	....
1918	39	1,344.8000	5	20.0000
1919	51	195.2771	10	37.4400
1920	36	142.1531	1	4.0000
1921	10	40.0000	2	8.0000
1922	8	1,227.0000	38	146.0100
1923	37	583.0000	....	....
1924	6	24.0000	22	88.0000
1925	8	30.2500	11	44.0000
1926	1	1.4891	3	406.0000
1927	4	16.0000	....	....
1928	5	20.0000	4	62.0000
Totals	206	3,627.9693	96	815.4500

Year	Revocable permits			
	Issued		Cancelled	
	Number	Area in hectares	Number	Area in hectares
1917	....	....	....	....
1918	12	1,240.2000	....	....
1919	23	87.4900	3	12.0000
1920	27	107.9371	5	18.0000
1921	19	75.1531	5	20.0000
1922	4	1,211.0000	3	11.9375
1923	....	....	7	24.0405
1924	3	12.0000	4	14.0000
1925	10	35.0000	12	1,244.0510
1926	3	7.7391	4	16.0306
1927	1	4.0000	1	4.0000
1928	2	8.0000	....	....
Totals	104	2,788.5193	44	1,364.0596

The status of all coal revocable permit applications since the passage of Act No. 2719 in 1917 to December 31, 1928, is as follows:

APPLICATIONS

Received	Rejected	Approved	Acted upon	Pending Dec. 31, 1928
206	96	104	200	6

TOTAL AREA IN HECTARES COVERED BY APPLICATIONS

Received	Rejected	Approved	Acted upon	Pending Dec. 31, 1928
3,627.9693	815.4500	2,788.5193	3,603.9693	24.0000

Coal Leases (Act 2719 of May 14, 1917).

On December 31, 1927, the following coal lease applications were pending:

Application number	Applicant	Area in hectares
32	National Coal Co.	49.0000
37	Tomas Enriquez	400.0000

Coal lease application No. 32 of the defunct National Coal Co. has been cancelled as per request of Mr. Claude Russel, former general manager of the Company.

The following coal lease applications were received during 1928:

Application number	Applicant	Area in hectares	Location
38	Nemesio M. Serrano	1,194.0000	Cabadbaran, Agusan.
39	Francisco Sallena	405.0000	Nabua, Camarines Sur.
40	Nicolas T. Go	510.3680	San Mateo, Rizal.

Coal lease application No. 40 covers a tract of land already registered and at present belonging to Wgo Banjo, a Chinaman, who has duly granted Nicolas T. Go permission to apply for coal lease on the land. The old survey of the land executed by Engineers Drees and Artiaga in 1906 was accepted for purposes of coal lease application No. 40, which had already been published. Nicolas T. Go was the only party who submitted a bid on the lease. However, action on the said application has been held in abeyance, pending the submittal of the required bond by the applicant to accompany the lease.

No new coal lease was granted during 1928.

On December 31, 1928, the following coal lease applications were pending:

Application number	Applicant	Status
37	Tomas Enriquez	Applicant advised to make deposit for survey.
38	Nemesio M. Serrano	Do.
39	Francisco Sallena	Do.
40	Nicolas T. Go	Pending issuance of lease.

The following coal leases were cancelled by the Department during the year:

Coal lease number	Lessee or holder	Remarks
2	Philippine National Bank	Lease cancelled for non-payment of rentals due, effective December 6, 1928.
4	Maks Coal Mining Co.	Lease cancelled effective October 8, 1928, for non-payment of rentals.
8	Philippine National Bank	Lease cancelled on December 6, 1928, for non-payment of rentals.

Coal lease No. 3 was transferred by the Uling Naga Coal Company to the Cebu Portland Cement Company.

The following table shows the number and area of coal leases applied for, and granted each year, since the passage of Act No. 2719 in 1917:

Year	Applications			
	Received		Rejected	
	Number	Area in hectares	Number	Area in hectares
1917	3	1,920.0000	1	400.0000
1918	13	4,239.7437	2	268.6200
1919	1	64.0000	2	1,250.0000
1920	7	3,924.6276	5	1,664.0000
1921	3	1,200.0000		
1922	3	1,307.0000	3	1,134.0000
1923	4	1,300.0000	7	2,380.2450
1924	2	785.1406		
1925			4	1,764.0000
1926				
1927	1	400.0000		
1928	3	2,109.3680	1	49.0000
Totals	40	17,249.8799	25	8,909.8650

Year	Leases			
	Issued		Cancelled	
	Number	Area in hectares	Number	Area in hectares
1917				
1918	2	1,520.0000		
1919				
1920	2	1,006.8787		
1921	2	800.0000		
1922	1	924.6276		
1923				
1924			1	1,120.0000
1925				
1926	4	1,579.1406	1	400.0000
1927			1	400.0000
1928			3	856.0000
Totals	11	5,830.6469	6	2,776.0000

The status of coal lease applications at the close of the fiscal year 1928, is:

NUMBER OF APPLICATIONS

Received	Cancelled	Approved	Acted upon	Pending Dec. 31, 1928
40	25	11	36	4

AREA IN HECTARES COVERED BY APPLICATIONS

Received	Rejected	Approved	Acted upon	Pending December 31, 1928
17,249.8799	8,909.8650	5,830.6469	14,740.5119	2,509.3680

COAL LEASES

Granted		Cancelled		Subsisting	
Number	Area in hectares	Number	Area in hectares	Number	Area in hectares
11	5,830.6469	6	2,776.0000	5	3,054.6469

Geological Exploration Leases (*Act 2923 of September 2, 1920*).

An application for geological exploration lease covering a total area of 2,400 hectares in six adjoining blocks of 400 hectares each was filed by Mr. Felipe Sitjar of Ibajay, Capiz, on lands believed by the applicant to contain mineral oils and gas, situated in the municipality of Pandan, Province of Antique, Panay Island.

Action on this application was held in abeyance pending the making of the required deposit of ₱120 and the submittal of the necessary bond by a duly incorporated fidelity or surety company.

The following table shows the number and areas of geological exploration leases applied for, granted and cancelled since the present Petroleum Land Act No. 2932 took effect on September 2, 1920:

Year	Applications			
	Received		Rejected	
	Number	Area in hectares	Number	Area in hectares
1920	....	....	....	....
1921	....	....	....	....
1922	14	246,200	5	91,200
1923	1	3,600	1	48,000
1924	2	8,900	....	....
1925	....	....	....	....
1926	....	....	....	....
1927	....	....	....	....
1928	1	2,400	....	....
Totals	18	261,100	6	139,200

Year	Exploration leases			
	Granted		Cancelled	
	Number	Area in hectares	Number	Area in hectares
1920				
1921				
1922	8	107,000	2	12,000
1923	1	3,600	1	10,800
1924	2	8,900	2	21,600
1925			4	39,100
1926			2	36,000
1927				
1928				
Totals	11	119,500	11	119,500

It may be seen from the foregoing tables that by December 31, 1928, only one geological exploration lease application was left pending and that all exploration leases granted had already been cancelled.

Petroleum Drilling Leases (*Act 2932 of August 31, 1920*).

No petroleum drilling lease was applied for nor any new petroleum drilling lease granted during 1928.

The civil case brought by the Government before the Court of First Instance of Cebu against the Visayan Petroleum Company for the forfeiture of the bond and the payment of rentals due the Government on petroleum drilling lease No. 24 formerly held by the Visayan Petroleum Company, had already been heard before the courts but up to December 31, 1928, no report had as yet been received from the Attorney-General's Office as to the outcome of the case. Mr. Vicente Mills, former Chief, Mineral Lands Division, and now Chief Surveyor, proceeded to Cebu and testified at the hearing of the case.

The following tables show the number and areas of petroleum drilling leases applied for, granted and cancelled each year since the passage of Act No. 2932 in 1920:

Year	Applications			
	Received		Rejected	
	Number	Area in hectares	Number	Area in hectares
1920	3	3,587.8100		
1921	37	30,012.5751		
1922	29	31,658.0000	4	4,460.0000
1923	13	14,356.0000	17	12,753.0000
1924				
1925				
1926				
1927				
1928				
Totals	82	79,614.3851	21	17,213.0000

Year	Drilling leases			
	Granted		Cancelled	
	Number	Area in hectares	Number	Area in hectares
1920	3	3,587.8100	....	....
1921	21	17,577.5751	....	....
1922	21	22,558.0000	7	6,304.0000
1923	11	12,700.0000	17	18,278.0000
1924	5	5,978.0000	32	35,835.3851
1925	....	....	....	....
1926	....	....	5	1,984.0000
1927	....	....	....	....
1928	....	....	....	....
Totals	61	62,401.3851	61	62,401.3851

Mining Concession (*Royal Decree of May 14, 1867*).

Prior to the passage of the Act of Congress of July 1, 1902, mineral lands were granted by mining concessions or *pertenencias* under the provisions of the Royal Decree of May 14, 1867, of the Spanish Government.

The mineral lands granted under the said decree aggregate a total area of 19,986.8679 hectares consisting of 481 of 3,963.8930 hectares of first class, 109 concessions of 1,094.8134 hectares of second class, and 1,615 concessions of 14,928.8134 hectares of third class.

The lands under the first-class concessions are those mineral lands for which valid perfected concessions had been granted prior to April 11, 1899. These concessions are subject to the conditions set forth in the grants and should be held and worked in conformity with the regulations in force at the time of the issuance of the grants.

Concessions of the second and third classes had reverted to the public domain after the passage of the Act of Congress of July 1, 1902, as these concessions had not been perfected prior to April 11, 1899.

Summary.

The number of patents, permits, and leases in force on December 31, 1928, as well as the areas in hectares covered thereby are shown in the following table, compared with those in force in 1927:

Kind	1928		1927	
	Number	Area in hectares	Number	Area in hectares
Lode patents	130	1,010.7954	117	900.9730
Placer patents	18	376.3826	18	376.3826
Coal patents	8	338.0000	8	338.0000
Coal revocable permits	60	1,424.4597	58	1,416.4597
Coal leases	5	3,054.6469	8	3,910.6469
Geological exploration leases	....	....	....	....
Petroleum drilling leases	....	....	....	....
First class Spanish concession	481	3,963.8930	481	3,963.8930
Totals	702	10,168.1776	690	10,906.3552

SURVEYS

ISOLATED LAND SURVEYS

Surveys Ordered to Public Land Surveyors.

Requests for isolated land surveys are received from many sources. In general, when the applicants are private individuals or enterprises who desire to have their lands surveyed for land registration or other purposes, they are referred to private land surveyors, but in many cases, the survey has to be undertaken by the Bureau of Lands.

The number of surveys on hand in the field at the beginning and end of the year 1928, including those ordered and those completed during the year, are as follows:

TABLE I

Surveys of—	On hand, January 1, 1928	Ordered during 1928	Completed during 1928	Cancelled during 1928	On hand, December 31, 1928
Private lands	118	147	158	....	107
Public lands	1,989	4,919	1,751	158	4,999
Miscellaneous lands	406	632	598	250	390
Totals	2,513	5,698	2,507	208	5,496

At the beginning of the year, there were 2,513 surveys pending from the previous year 1927, and at the end of the year this number was increased to 5,496 surveys which will be attended to during the year 1929.

Comparatively, the years 1927 and 1928 stand as follows in this matter:

Year	On hand, January 1	Completed during the year	On hand, December 31
1927	3,348	2,507	2,513
1928	2,513	2,507	5,496

The public land surveys constitute most of the isolated land survey work of the Bureau. For a proper appreciation of the facts, the data contained in Table I is expressed in percentage ratios, based upon the total number of surveys on hand, on January, 1928:

Surveys of—	On hand, January, 1928	Ordered during 1928	Completed during 1928	Cancelled during 1928	On hand, December 31, 1928
	Per cent	*Per cent*	*Per cent*	*Per cent*	*Per cent*
Private lands	4.7	5.8	6.3	....	4.3
Public lands	79.1	195.7	69.7	6.3	198.2
Miscellaneous lands	16.2	25.1	23.8	2.0	15.5
Total for 1928	100.0	226.6	99.8	8.3	218.0
Total for 1927	100.0	50.5	74.4	.4	75.7
Difference	000.0	176.1	25.4	7.9	142.3

These percentage ratios show that the amount of work accomplished during 1928 was 99.8 per cent of the total pending at the beginning of the year. This compares favorably with the 74.4 per cent of the amount of work pending at the beginning of the year 1927, which was accomplished during that year.

Survey Returns Received in Manila.

The number of surveys received during each month of the year 1928, is given in the following table:

Month	Private lands (A)	Public lands (A)	Miscellaneous (A)	Total (A)	Private lands (B)	Grand total (A) (B)
January	13	76	33	122	583	505
February	6	151	33	190	464	654
March	11	73	47	131	461	592
April	6	152	19	177	453	630
May	1	161	66	228	313	541
June	16	137	55	208	3	211
July	13	117	39	169	677	846
August	18	176	40	234	547	981
September	21	134	77	232	749	981
October	16	127	33	176	651	827
November	13	120	39	172	738	910
December	24	358	104	486	986	1,472
Totals	158	1,782	585	2,525	6,625	9,150

(A)—Surveyed by public land surveyors and deputy public land surveyors.
(B)—Surveyed by private land surveyors.

The survey work on private lands, undertaken by public land surveyors is small, compared with the work accomplished by private land surveyors, as shown by the preceding data. Expressed in relative terms, the work of both groups of land surveyors is as follows:

	Number of surveys	Percentage
Public land surveyors	158	2.3
Private land surveyors	6,625	97.7
Totals	6,783	100.0

The comparatively small number of private land surveys undertaken by public land surveyors is due to the policy of not undertaking private land surveys, whenever there are private land surveyors willing to execute the survey.

Compared with the year 1927, the relative amount of work on private land surveys undertaken by both groups of surveyors is as follows:

	Year 1927 *Per cent*	Year 1928 *Per cent*
Public land surveyors	2.0	2.3
Private land surveyors	98.0	97.7
Totals	100.0	100.0

Sketching on Cadastral Map Sheets.

The number of surveys sketched on cadastral map sheets preliminary to the computation work, for each month of the year is as follows:

Month	Year 1926		Year 1927		Year 1928	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
January	442	826	425	727	578	995
February	185	239	429	735	735	1,303
March	230	494	486	916	511	805
April	320	635	382	612	377	639
May	746	1,281	289	477	490	794
June	748	1,481	475	801	404	701
July	627	1,092	329	724	454	830
August	569	890	750	1,214	714	1,328
September	759	1,346	363	813	648	1,067
October	733	1,334	471	774	560	1,008
November	897	1,693	595	912	746	1,415
December	708	1,308	583	1,057	859	1,492
Totals	6,965	12,619	5,577	9,762	7,076	12,377

Classifying the foregoing surveys into public land, private land, and miscellaneous, the number of surveys sketched annually on cadastral map sheets from 1926–1928, is as follows:

Surveys	Year 1926		Year 1927		Year 1928	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
Public lands	1,314	1,314	1,016	1,016	922	922
Private lands (A)	5,441	11,095	4,357	8,542	6,067	11,368
Private lands (B)	204	204	204	204	87	87
Miscellaneous lands	6	6	0	0	0	0
Totals	6,965	12,619	5,577	9,762	7,076	12,377

The work accomplished during the year 1928 is greater than that finished during the year 1927, as shown by the preceding data. The increase represents an improvement of 26.9 per cent from the standpoint of the number of surveys, and of 26.8 per cent from the standpoint of the number of parcels, or in general, an average relative increase of 26.8 per cent in favor of the year 1928.

Computations on Isolated Land Surveys.

The computation work for determining the bearings and length of boundary lines, areas of lots, etc. has been steady during the year. The following data are for each class of survey of lands not included within cadastral projects:

PRIVATE LAND SURVEYS

Class of surveys	Symbols	On hand, January 1, 1928		Received during 1928		Completed during 1928		On hand, December 31, 1928	
		S	P	S	P	S	P	S	P
Private lands (A)	Pcs	5	226	11	47	14	258	2	15
Private lands (B)	Ps	10	57	63	203	64	166	9	94
Subdivision (A)	Psd	145	1,017	265	3,063	355	3,822	55	258
Private lands for municipality	Psm	6	5	44	94	39	79	11	20
Private lands for province	Psp	1	1	2	2	0	0	3	3
Private lands (A)	Psu	4,413	7,688	6,546	13,689	7,251	14,902	3,708	6,475
Totals	......	4,580	8,994	6,931	17,098	7,723	19,227	3,788	6,865

(A)—Surveyed by private land surveyors.
(B)—Surveyed by public land surveyors.

PUBLIC LAND SURVEYS

Homestead	H	905	936	389	402	788	827	506	511
Free patent	F	329	396	265	309	272	330	322	375
Lease application	La	15	15	33	35	23	23	25	27
Foreshore lease	Fl	0	0	4	4	0	0	4	4
Miscellaneous application	Mla	10	10	5	7	14	16	1	1
Sales application, individual	Si	14	15	27	49	33	53	8	11
Sales corporation	Sc	1	1	12	12	12	12	1	1
Miscellaneous sales application	Msa	5	5	2	2	6	6	1	1
Insular government land	Ig	3	5	7	9	8	12	2	2
Totals	......	1,282	1,383	744	829	1,156	1,279	870	933

MISCELLANEOUS SURVEYS

Private lands (B)	Bsd	3	550	12	41	13	576	2	15
B. L. consolidation	Bcn	1	1	0	0	1	1	0	0
Consolidation (A)	Pcn	1	1	2	5	2	5	1	1
Provincial reservation	Pr	2	2	3	4	5	6	0	0
Insular reservation	Ir	2	2	10	11	8	9	4	4
Municipal reservation	Mr	1	3	9	29	6	24	4	8
Lode patent	Lp	0	0	3	3	1	1	2	2
Lode location	Ll	0	0	1	1	1	1	0	0
Insular Government lease	Igl	0	0	1	1	0	0	1	1
Placer patent	Pp	0	0	1	1	1	1	0	0
Special work order	Swo	27	....	55	0	64	0	18	0
Amendments	Amd	89	0	430	0	442	0	77	0
Totals	......	126	559	527	96	544	624	109	31
Grand total	......	5,988	10,936	8,202	18,023	9,423	21,130	4,767	7,829

(A)—Surveyed by private land surveyors. (S)—Number of surveys.
(B)—Surveyed by public land surveyors. (P)—Number of parcels.

The following data are for each class of isolated land surveys within cadastral projects:

PRIVATE LAND SURVEYS

Class of surveys	Symbols	On hand, January 1, 1928		Received during 1928		Completed during 1928		On hand, December 31, 1928	
		S	P	S	P	S	P	S	P
Private lands (A)	Pcs	3	79	25	495	19	462	9	112
Private lands (B)	Ps	5	13	50	84	52	87	3	10
Subdivision (A)	Psd	80	877	673	5,757	557	4,353	196	2,281
Private lands for municipality	Psm	1	2	16	36	15	30	2	8
Private lands (A)	Psu	7	24	50	102	33	61	24	65
Totals	......	96	995	814	6,474	676	4,993	234	2,476

PUBLIC LAND SURVEYS

Class of surveys	Symbols	On hand, January 1, 1928		Received during 1928		Completed during 1928		On hand, December 31, 1928	
		S	P	S	P	S	P	S	P
Homestead	H	135	149	608	718	674	782	69	85
Free patent	F	19	21	107	116	112	123	14	14
Lease application	La	1	1	12	17	11	16	2	2
Foreshore lease	Fl	0	0	4	6	2	4	2	2
Sales application, individual	Si	6	8	30	44	34	49	2	3
Miscellaneous sales application	Msa	1	1	3	3	3	3	1	1
Insular Government lease	Igl	0	0	1	1	1	1	0	0
Totals	......	162	180	765	905	837	978	90	107

(A)—Surveyed by private land surveyors. (S)—Number of surveys.
(B)—Surveyed by public land surveyors. (P)—Number of parcels.

MISCELLANEOUS LAND SURVEYS

Class of surveys	Symbols	On hand, January 1, 1928		Received during 1928		Completed during 1928		On hand, December 31, 1928	
		S	P	S	P	S	P	S	P
Private lands (B)	Bsd	51	243	268	919	245	897	74	265
Consolidation (B)	Bcn	1	1	1	1	2	2	0	0
Consolidation (A)	Pcn	1	1	6	10	4	6	3	5
Consolidation and subdivision (B)	Bcs	2	9	13	55	11	42	4	22
Insular reservation	Ir	0	0	3	3	3	3	0	0
Provincial reservation	Pr	0	0	3	8	2	6	1	2
Municiapal boundary	Mb	0	0	1	1	1	1	0	0
Municipal reservation	Mr	1	1	2	9	3	10	0	0
Special work order	Swo	29	67	93	196	65	151	57	112
Private survey, provincial	Psp	0	0	1	1	1	1	0	0
Resurvey	Rs	1	11	2	5	3	16	0	0
Sales corporation	Sc	0	0	1	5	1	5	0	0
Insular Government	Ig	0	0	2	2	2	2	0	0
Municipal streets	Ms	0	0	1	7	1	7	0	0
Townsite subdivision	Ts	1	1	4	148	5	149	0	0
Reclaimed lands	Rl	0	0	1	1	1	1	0	0
Townsite sales application	Tsa	0	0	10	11	10	11	0	0
Reclaimed land lease application	Rlla	0	0	1	3	1	3	0	0
Friar lands subdivision	Fls	6	58	148	1,660	107	856	47	862
Friar lands relocation	Flr	4	6	47	92	34	56	17	42
Public lands delimitation	Pld	1	1	0	0	0	0	1	1
Totals	......	98	399	608	3,137	502	2,225	204	1,311
Grand totals	......	356	1,574	2,187	10,516	2,015	8,196	528	3,894

(A)—Surveyed by private land surveyors. (S)—Number of surveys.
(B)—Surveyed by public land surveyors. (P)—Number of parcels.

For a readier understanding of conditions, the preceding data, classified into appropriate groups, are as follows:

SURVEYS NOT WITHIN CADASTRAL PROJECTS

Land surveys	On hand, January 1, 1928		Received during 1928		Completed during 1928		On hand, December 31, 1928	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
Private lands (A)	4,563	8,931	6,822	16,799	7,620	18,982	3,765	6,748
Private lands (B)	17	63	109	299	103	245	23	117
Public lands	1,282	1,383	744	829	1,156	1,279	870	933
Miscellaneous	126	559	527	96	544	624	109	31
Totals	5,988	10,936	8,202	18,023	9,423	21,130	4,767	7,829

(A)—Surveyed by private land surveyors. (S)—Number of surveys.
(B)—Surveyed by public land surveyors. (P)—Number of parcels.

SURVEYS WITHIN CADASTRAL PROJECTS

Private lands (A)	90	980	748	6,354	609	4,876	229	2,458
Private lands (B)	5	13	50	84	52	87	3	10
Public lands	162	180	765	905	837	978	90	107
Miscellaneous	99	401	624	3,173	517	2,255	206	1,319
Totals	356	1,574	2,187	10,516	2,015	8,196	528	3,894

(A)—Surveyed by private land surveyors.
(B)—Surveyed by public land surveyors.

The total of all surveys, outside and within cadastral projects is:

Land surveys	On hand, January 1, 1928		Received during 1928		Completed during 1928		On hand, December 31, 1928	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
Private lands (A)	4,653	9,911	7,570	23,153	8,229	23,858	3,994	9,206
Private lands (B)	22	76	159	383	155	332	26	127
Public lands	1,444	1,563	1,509	1,734	1,993	2,257	960	1,040
Miscellaneous	225	960	1,151	3,269	1,061	2,879	315	1,350
Totals	6,344	12,510	10,389	28,539	11,438	29,326	5,295	11,723

(A)—Surveyed by private land surveyors.
(B)—Surveyed by public land surveyors.

With regard to number of surveys and parcels, the total accomplished in computation work during each of the years from 1925 to 1928, inclusive, is as follows:

Year	Received		Computed	
	Surveys	Parcels	Surveys	Parcels
1925	8,290	20,572	8,566	20,305
1926	9,971	30,462	6,368	20,007
1927	8,823	22,456	7,217	23,625
1928	10,389	28,539	11,438	29,326

PREPARATION OF PLANS

After all computation work has been completed, the survey returns are forwarded to the Section of Isolated Survey Plans. The work accomplished by this section during the year has been as follows:

PRIVATE LAND SURVEYS

Class of surveys	Symbols	On hand, January 1, 1928		Received during 1928		Completed during 1928		On hand, December 31, 1928	
		S	P	S	P	S	P	S	P
Private lands (A)	Psu	880	1,156	6,437	8,240	4,119	5,491	3,198	3,905
Private lands (B)	Ps	17	34	99	115	83	96	33	53
Private lands for municipality	Psm	3	16	52	89	37	71	18	34
Private lands for province	Psp	0	0	2	2	1	1	1	1
Subdivision (B)	Bsd	72	90	256	261	227	232	101	119
Subdivision (A)	Psd	26	46	868	984	809	903	85	127
Consolidation (A)	Pcn	1	1	5	5	5	5	1	1
Consolidation (A)	Pcs	3	3	29	30	25	26	7	7
Totals		1,002	1,346	7,748	9,726	5,306	6,825	3,444	4,247
PUBLIC LAND SURVEYS									
Homestead	H	139	139	1,378	1,408	983	998	534	549
Free patent	F	31	31	389	395	259	265	161	161
Lease application	La	0	0	29	29	22	22	7	7
Foreshore lease	Fl	3	3	2	2	3	3	2	2
Miscellaneous lease application	Mla	2	2	13	13	13	13	2	2
Sales application, individual	Si	6	6	58	58	44	44	20	20
Sales corporation	Sc	1	1	12	12	13	13	0	0
Miscellaneous sales application	Msa	0	0	9	9	4	4	5	5
Insular Government lease	Igl	0	0	1	1	0	0	1	1
Insular Government sales	Igs	0	0	0	0	0	0	0	0
Totals		182	182	1,891	1,927	1,341	1,362	732	747
MISCELLANEOUS LAND SURVEYS									
Consolidation (B)	Bcn	4	4	2	2	4	4	2	2
Consolidation and subdivision (B)	Bcs	1	1	12	12	11	11	2	2
Insular reservation	Ir	0	0	10	10	5	5	5	5
Municipal reservation	Mr	0	0	10	11	8	9	2	2
Provincial reservation	Pr	0	0	6	7	6	7	0	0
Resurvey	Rs	0	0	2	2	1	1	1	1
Reclaimed land lease application	Rlla	1	1	1	1	2	2	0	0
Reclaimed lands	Rl	0	0	0	1	1	1	0	0
Special work orders	Swo	37	47	334	397	327	397	44	47
Insular Government	Ig	0	0	19	19	13	13	6	6
Townsite sales application	Tsa	9	9	10	10	15	15	4	4
Municipal boundary	Mb	0	0	3	3	0	0	3	3
Townsite subdivision	Ts	4	4	4	12	6	14	2	2
Municipal streets	Ms	0	0	1	1	0	0	1	1
Municipal location	Ml	0	0	1	1	0	0	1	1
Amendments	Amd	28	40	480	496	403	429	105	107
Friar lands relocation	Flr	0	0	33	34	31	32	2	2
Friar lands subdivision	Fls	10	13	108	112	86	88	32	39
Totals		94	119	1,037	1,131	919	1,026	212	224
Grand total		1,278	1,647	10,676	12,784	7,566	9,213	4,388	5,218

(A)—Surveyed by private land surveyors. (S)—Number of surveys.
(B)—Surveyed by public land surveyors. (P)—Number of parcels.

The preceding data classified into private, public, and miscellaneous land surveys, result as follows:

Class of surveys	On hand, January 1, 1928		Received during 1928		Completed during 1928		On hand, December 31, 1928	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
Private lands (A)	880	1,156	6,437	8,240	4,119	5,491	3,198	3,905
Private lands (B)	122	190	1,311	1,486	1,187	1,334	246	342
Public lands	182	182	1,891	1,927	1,341	1,362	732	747
Miscellaneous	94	119	1,037	1,131	919	1,026	212	224
Totals	1,278	1,647	10,676	12,784	7,566	9,213	4,388	5,218

(A)—Surveyed by private land surveyors.
(B)—Surveyed by public land surveyors.

Final Platting on Cadastral Map Sheets.

After the performance of all computation and drafting work on a survey, the plans are sent to the Section of Cadastral Survey Maps for final platting on the cadastral map sheets. The work accomplished during the year has been as follows:

Month	Year 1926		Year 1927		Year 1928	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
January	421	688	448	716	525	815
February	518	762	452	628	391	726
March	582	960	487	586	483	849
April	382	642	428	649	330	548
May	337	509	418	593	445	672
June	375	585	481	736	405	767
July	556	998	556	854	653	1,201
August	576	803	614	773	966	3,417
September	481	674	483	649	541	976
October	488	779	444	704	952	1,521
November	409	618	432	666	1,020	1,629
December	476	645	602	879	1,193	1,693
Total	5,601	8,663	5,845	8,433	7,904	14,814

Classified into groups, the number of surveys finally platted on the cadastral map sheets, is as follows:

Land Surveys	Year 1926		Year 1927		Year 1928	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
Private lands (A)	3,664	6,726	4,048	6,636	6,098	13,008
Private lands (B)	445	445	447	447	326	326
Public lands	1,088	1,088	959	959	925	925
Miscellaneous	405	405	391	391	555	555
Totals	5,602	8,664	5,845	8,433	7,904	14,814

(A)—Surveyed by private land surveyors.
(B)—Surveyed by public land surveyors.

Surveys Finally Completed.

The total number of lots and area finally completed is greater in 1928 than in 1927, as shown by the following data:

FINALLY COMPLETED DURING 1927

Land surveys	Number of surveys	Number of parcels	Area in hectares
Private lands (A)	3,585	11,813	47,074.71
Private lands (B)	168	453	4,621.68
Public lands	1,210	1,502	25,012.97
Miscellaneous	756	1,424	21,314.66
Totals	5,719	15,192	98,024.02

FINALLY COMPLETED DURING 1928

Private lands (A)	4,772	19,376	79,889.16
Private lands (B)	105	201	1,533.35
Public lands	1,234	1,459	31,135.43
Miscellaneous	723	1,912	40,581.53
Totals	6,834	22,948	153,139.47

(A)—Surveyed by private land surveyors.
(B)—Surveyed by public land surveyors.

The increase in the quantity of work finally completed during 1928 as compared with 1927 amounts to 7,756 parcels comprising 55,115 hectares. This increase represents an improvement of 51.1 per cent in the number of parcels, and 56.2 per cent in the area, or an average relative improvement of 53.6 per cent in favor of the year 1928, as compared with the accomplishments of the year 1927.

Total Work Finally Completed.

From 1905 to December 31, 1928, the work finally completed on isolated and miscellaneous land surveys, during each year of the period has been as follows:

Year	Number of lots	Area in hectares
1905–1911	49,281	158,600
1908	620	20,770
1909	3,855	40,090
1910	7,487	85,325
1911	7,291	139,977
1912	8,835	262,089
1913	8,924	203,907
1914	10,952	181,514
1915	8,604	144,884
1916	8,926	111,475
1917	7,492	273,327
1918	8,354	88,190

Year	Number of lots	Area in hectares
1919	9,366	89,861
1920	9,834	156,545
1921	14,926	127,287
1922	79,309	118,822
1923	12,599	96,872
1924	16,254	81,343
1925	16,796	112,773
1926	18,743	217,735
1927	15,192	98,024
1928	22,948	153,139
Totals	286,588	2,962,549

The surveys executed during the years 1905 to 1911 were those of the friar land estates, while those reported from 1908 to 1928, comprised all isolated land surveys, excluding the cadastral survey.

Labor Expenditures Incurred in 1927 and 1928 for Public Land Investigations and Surveys Other Than Cadastral.

The following tabulated statement shows the expenditures incurred in activities (excepting cadastral projects) within the 33 land districts into which the Philippine Islands are divided, during the years 1927 and 1928, chargeable to the land district allotments:

	1927	1928
Expenditures for public land investigations	₱52,916.67	₱54,760.32
Expenditures for public land surveys	15,303.19	12,498.54
Expenditures for court hearings	7,233.45	4,055.89
Expenditures for miscellaneous investigations	3,601.37	4,559.50
Expenditures for miscellaneous surveys	1,114.37	1,778.64
Totals	80,169.05	77,652.89

ISOLATED LAND SURVEY COSTS

Costs of Verifying the Office Work on Surveys of Private Land Surveyors.

The computations and plans of surveys submitted by private land surveyors, for the approval of the Director of Lands are verified free of costs, to the parties concerned.

The following table shows the costs incurred by the Bureau of Lands, in its work of verifying the office work of private land surveyors.

Year	Number of lots	Total cost	Average cost per lot
1913	2,322	₱9,570.56	₱4.12
1914	2,481	10,050.53	4.05
1915	2,836	10,960.57	3.86
1916	3,449	14,620.32	4.24
1917	5,618	16,870.95	3.00
1918	6,906	24,088.91	3.49
1919	7,234	34,544.68	4.78
1920	4,409	26,970.33	6.12
1921	10,957	52,026.77	4.74
1922	15,914	68,519.10	4.31
1923	9,081	39,524.44	4.31
1924	8,665	37,789.30	4.36
1925	7,412	42,742.66	5.77
1926	6,747	46,263.55	6.86
1927	5,742	36,227.29	6.31
1928	8,822	52,453.59	5.95
Totals	108,595	523,223.55	4.83

It will be noted that the average cost per lot during the year 1928 had been reduced from ₱6.31 in 1927 to ₱5.95 per lot in 1928. During the year 1929, with more improved methods and with better facilities and equipment, it is expected that the cost of verification would be considerably reduced.

Costs of Nonreimbursable Surveys.

Under the group of nonreimbursable surveys are those for which the expenses of the Government in executing the survey are not repaid.

The following table shows the surveys executed during the year 1927, for which the Government was not reimbursed.

Class of surveys	Number of parcels	Total costs	Cost per lot
Free patent (F-Reg)	193	₱7,981.25	₱41.35
Free patent (F-Cad)	66	877.89	8.76
Homestead (H-Reg)	394	23,139.55	58.73
Homestead (H-Cad)	669	9,166.40	13.70
Sales individual (Si-Reg)	37	1,976.91	53.43
Sales individual (Si-Cad)	69	779.81	11.30
Section 3, Act 3077 (Psd)	6,051	12,266.74	2.03
Monument location (Ml)	....	1,224.74	....
Private consolidation survey (Pcs)	239	344.35	1.44
Private consolidation and subdivision (Pcs)	17	121.94	7.17
Coal lease survey (Cl)	2	30.47	15.24
Friar lands relocation (Flr)	14	131.68	9.41
Friar lands subdivision (Fls)	67	697.26	10.40
Lease application (La-Reg)	....	34.75	....
Miscellaneous sales application (Msa)	4	39.10	12.28
Provincial road surveys (Prs)	....	8.25	....
Section 1858, Act 2711 (Ps-Reg)	35	358.94	10.26
Sales corporation (Sc)	2	54.78	27.39
Totals	7,859	58,944.81	7.39

The costs of nonreimbursable surveys during the year 1928 were as follows:

Class of surveys	Number of parcels	Total costs	Cost per lot
Free patent (F-Reg)	229	₱11,165.85	₱48.76
Free patent (F-Cad)	38	376.81	9.92
Homestead (H-Reg)	571	29,095.57	50.96
Homestead (H-Cad)	512	4,863.00	9.50
Sales individual (Si-Reg)	33	792.41	24.01
Sales individual (Si-Cad)	30	386.32	12.88
Foreshore lease (Fl)	2	11.17	5.58
Friar lands relocation (Flr)	48	194.54	4.05
Friar lands subdivision (Fls)	264	852.34	3.23
Insular government (Ig)	16	167.44	10.46
Lode location (Ll)	....	5.72	5.72
Monument location (Ml)	....	8.80	....
Miscellaneous lease application (Mla)	3	47.31	15.77
Private consolidation (Pcn)	8	61.95	7.74
Private consolidation and subdivision (Pcs)	534	1,197.01	2.24
Public lands delimitation (Pld)	1	6,987.68	6,987.68
Section 1858, Act 2711 (Ps)	2	37.77	18.88
Subdivision of decreed property by public land surveys (Psd)	10,363	12,886.88	1.24
Sales corporation (Sc)	11	124.87	11.35
Townsite sales application (Tsa)	6	30.92	5.15
Totals	12,672	69,294.36	5.46

For a comparative study of results of previous years, the following data are of interest, and represent the total for all classes of nonreimbursable surveys completed during each year.

Year	Number of lots	Total costs	Average cost per lot
1913	3,290	₱140,065.02	₱42.57
1914	4,694	170,982.00	36.43
1915	2,081	134,788.91	64.77
1916	2,334	107,364.46	46.00
1917	496	38,428.70	77.50
1918	453	19,933.57	44.00
1919	878	42,745.53	48.00
1920	3,540	216,167.13	61.06
1921	2,633	193,881.81	73.62
1922	2,563	129,296.32	50.45
1923	3,013	139,886.31	46.43
1924	7,089	143,495.24	20.24
1925	8,583	189,274.80	22.05
1926	10,788	90,065.64	8.35
1927	7,859	58,944.81	7.39
1928	12,672	69,294.36	5.46
Totals	72,966	1,884,614.61	25.73

During the period of 16 years from 1913 to 1928 inclusive, 72,966 lots were surveyed at a total cost of ₱1,884,614.61 which the Government will never recover.

Costs of Reimbursable Surveys.

Under the group of reimbursable surveys are all surveys, the costs of which are repaid to the Government.

The following table shows the surveys executed during the year 1927.

Class of surveys	Number of parcels	Total costs	Cost per lot
Bureau of Lands consolidated surveys (Bcn)	1	₱13.81	₱13.81
Foreshore lease application (Fl)	16	724.20	45.26
Friar lands relocation (Flr)	1	66.86	66.86
Friar lands subdivision (Fls)	110	6,658.89	60.54
Homestead (H-Reg)	1	64.55	64.55
Insular Government (Ig)	3	35.73	11.91
Insular Government property lease (Igl)	3	32.50	10.83
Insular Government property sales (Igs)	3	78.35	26.12
Insular public domain (Ipd)	....	77.24	....
Insular reservation (Ir)	23	1,610.90	70.04
Lease application (La-Reg)	25	9,352.31	374.09
Lease application (La-Cad)	16	263.38	16.46
Miscellaneous lease application (Mla)	8	339.87	42.48
Municipal reservation (Mr)	8	245.45	30.68
Provincial boundary (Pb)	....	1,602.94	....
Private consolidation and subdivision surveys (Pcs)	....	163.10	....
Provincial reservation (Pr)	33	1,987.42	60.20
Provincial road surveys (Prs)	40	430.56	10.76
Section 1858, Act 2711 (Ps-Reg)	246	10,429.94	42.40
Section 1858, Act 2711 (Ps-Cad)	63	570.15	9.05
Section 1858, Act 2711 (Psm-Reg)	131	7,674.47	58.58
Section 1858, Act 2711 (Psm-Cad)	2	24.11	12.06
Section 1858, Act 2711 (Psp-Reg)	1	49.28	49.28
Sales, corporation (Sc)	1	286.02	286.02
Sales, individual (Si-Cad)	....	10.40	....
Townsite subdivision (Ts)	79	2,436.78	30.85
Townsite sales application (Tsa)	1	17.04	17.04
Special work orders (Swo)	....	9,331.62	....
Subdivision of decreed property (Bsd)	634	14,047.73	22.16
Subdivision of decreed property (Charge to Cad) (Bsd)	150	2,665.78	17.77
Section 3, Act 3077 (Psd)	20	1,151.76	57.59
Section 1858, Act 2711 (Psu-Amd)	31	5,170.98	156.81
Totals	1,650	77,614.12	47.04

The costs of reimbursable surveys during the year 1928 were as follows:

Class of surveys	Number of parcels	Total costs	Cost per lot
Bureau of Lands consolidation (Bcn)	3	₱56.55	₱18.85
Bureau of Lands consolidation and subdivision (Cad-Bcs)	10	96.49	9.65
Bureau of Lands consolidation and subdivision (Rec-Bcs)	20	220.92	11.05
Subdivision of decreed property by Bureau of Lands surveys (Bsd)	410	8,616.86	21.02
Subdivision of decreed property by Bureau of Lands surveys (Charge to Cad) (Bsd)	288	6,594.56	22.90
Foreshore lease (Fl)	2	52.00	26.00
Friar lands relocation (Flr)	7	201.41	28.77
Friar lands subdivision (Fls)	134	1,947.84	14.54
Insular Government property lease (Igl)	3	60.00	20.00
Insular reservation (Ir)	7	975.00	139.29
Lease application (Reg-La)	21	6,104.73	290.70
Lease application (Cad-La)	1	16.51	16.51
Miscellaneous lease application (Mla)	20	777.81	38.89
Municipal reservation (Mr)	35	719.03	20.54
Miscellaneous sales application (Reg-Msa)	4	80.00	20.00
Private consolidation and subdivision (Pcs)	415	399.16	.96
Provincial reservation (Pr)	6	457.26	76.21
Provincial road surveys (Prs)	....	....	....
Private survey, individual (Reg-Ps)	62	3,520.12	56.78
Private survey, individual (Cad-Ps)	67	2,596.86	38.76
Private survey, municipal (Psm) (Reg)	64	2,769.26	43.27
Private survey, municipal (Psm) (Cad)	2	73.50	36.75
Private survey, provincial (Reg-Psp)	2	40.00	20.00
Section 1858, Act 2711 (Psu-Amd)	156	17,341.36	111.16
Reclaimed lands (Rl)	1	21.50	21.50
Reclaimed lease application (Rla)	4	76.20	19.05
Sales corporation (Sc)	11	398.44	36.22
Special work orders (Swo)	....	6,057.63	....
Townsite subdivision (Ts)	114	3,443.15	30.20
Townsite sales application (Tsa)	15	217.24	14.48
Totals	1,889	69,227.77	36.65

For a comparative study of results of previous years, the following table is given, showing the number of lots, total and average costs for each year.

Year	Number of lots	Total cost	Average cost per lot
1913	9,585	₱446,351.21	₱46.57
1914	3,777	208,699.47	55.26
1915	3,687	200,336.81	54.34
1916	3,143	106,101.01	33.76
1917	1,378	107,719.80	78.09
1918	995	78,632.12	79.03
1919	1,254	86,148.08	68.70
1920	1,884	115,478.28	61.29
1921	1,336	129,723.80	97.10
1922	832	68,107.71	81.86
1923	505	51,192.26	101.37
1924	500	44,448.84	88.90
1925	801	70,656.19	88.21
1926	18,776	202,565.46	10.78
1927	15,251	172,786.22	11.33
1928	23,383	190,975.72	8.17
Totals	87,087	2,279,922.98	26.06

During the period of sixteen years, from 1913 to 1928 inclusive, 87,087 lots were surveyed at a cost of ₱2,279,922.98 which amount is reimbursed to the Government.

It is evident, from the foregoing, that of the amounts spent by the Government for isolated land surveys, over one-half is not reimbursed, as may be seen from the following figures.

Nonreimbursable surveys	Total cost	Percentage
		Per cent
1. Verification of private land surveyor's work	₱523,223.55	11.0
2. Government surveys	1,884,614.61	40.0
A. Total nonreimbursable	2,407,838.16	51.0
B. Total reimbursable	2,279,922.98	49.0
Grand totals	4,687,761.14	100.0

The preceding data show that of the total amount spent for isolated land surveys during the period of 16 years from 1913 to 1928 inclusive, 11.0 per cent was spent for the office verification of surveys submitted by private land surveyors; 40.0 per cent was spent for public land and other nonreimbursable surveys, making a total of 51.0 per cent spent by the Government which expenses will never be repaid, and 49.0 per cent was spent for work, the cost of which was repaid.

Total Costs of Isolated Land Surveys.

The totals of all expenses for isolated land surveys, classified by years are as follows:

Year	Number of lots	Total cost	Average cost per lot
1913	15,197	₱595,986.79	₱39.22
1914	10,952	389,732.00	35.59
1915	8,604	346,086.29	40.22
1916	8,926	228,085.79	25.55
1917	7,492	163,019.45	21.76
1918	8,354	122,654.60	14.68
1919	9,366	163,438.29	17.45
1920	9,833	358,615.74	36.47
1921	14,926	375,632.38	25.16
1922	19,309	265,923.13	13.77
1923	12,599	230,603.01	18.30
1924	16,254	225,733.38	13.89
1925	16,796	302,673.65	18.02
1926	36,311	338,894.65	9.34
1927	28,852	267,958.32	9.25
1928	44,877	312,723.67	6.96
Totals	268,648	4,687,761.14	17.48

In the preceding data the number of lots given include lots surveyed by private land surveyors.

In isolated land surveys the year 1928 may be considered as a banner year. The sum of ₱312,723.67 was spent on 44,877 lots, with a resulting average cost of ₱6.96 per lot, which average cost is lower than the average cost obtained in any of the previous years from 1913 to 1927.

CADASTRAL LAND SURVEY

Applications for Cadastral Land Surveys.

(*a*) *Old applications.*—The municipalities which have applied for cadastral surveys prior to the year 1923, and which have not been requested as yet, to furnish new data for revised estimate of survey costs are:

ABRA—1 municipality:
  La Paz.
ABRA—1 municipality:
  Bato, Malilipot, Oas, Polangui, Libog, Manito, Pandan, Viga, Rapu-Rapu, Tawi, and Virac.
ANTIQUE—9 municipalities:
  Lauaan, Bugasong, Caluya, Culasi, Dao, Pandan, San Remigio, Tibiao, and Valderrama.

BATAAN—1 municipality:

Dinalupihan.

BOHOL—27 municipalities:

Alburquerque, Baclayon, Bilar, Corella, Duero, Inabañga, Loay, Mabini, Sicatuna, Anda, Balilihan, Sandijay, Dauis, Garcia Hernandez, Jagna, Loboc, Maribojoc, Tubigon, Antiquera, Batuan, Carmen, Dimiao, Guindulman, Lila, Leon, Panglao, and Valencia.

BULACAN—17 municipalities:

Angat, Bigaa, Bocaue, San Jose del Monte, Santa Maria, Marilao, Meycauayan, Norzagaray, Bulacan, Guiguinto, Bustos, Quingua, San Ildefonso, San Rafael, Obando, Polo, and Pulilan.

BUKIDNON—1 municipality:

Talakag.

CAMARINES SUR—26 municipalities:

Baao, Bato, Buhi, Cambusao, Camaligan, Canaman, Caramoan, Gainza, Goa, Lagonoy, Lupi, Magarao, Tigaon, Milaor, Minalabag, Mabua, Pamplona, Pasacao, Pili, Ragay, Sagnay, San Fernando, San Jose, Sipocot, Siruma, and Tinambac.

CAGAYAN—16 municipalities:

Alcala, Baggao, Buguey, Calayan, Camalaniugan, Lal-loc, Claveria, Enrile, Paire, Gattaran, Conzaga, Pamplona, Piat, Rizal, Sanchez-Mira, and Solana.

CAPIZ—7 municipalities:

Buruanga, Dumarao, Tapas, Jamindan, Lezo, Malinao, and Sapian.

CEBU—2 municipalities:

Carcar and Toledo.

ILOCOS NORTE.—1 municipality:

Dingras.

ILOCOS SUR—4 municipalities:

Narvacan, Santa Cruz, Santa Maria, and Santo Domingo.

ILOILO—5 municipalities:

Balasan, Lambunao, Guinbal, Tigbawan, and Maasin.

ISABELA—1 municipality:

Santa Maria.

LAGUNA—1 municipality:

Nagcarlang.

LA UNION—5 municipalities:

Agoo, Caba, Bawang, San Juan, and San Fernando.

LEYTE (Occidental)—19 municipalities:

Albuera, Hilongos, Hinunañgan, Liloan, Malitbog, Palompon, Villaba, Bato, Hindang, Inopacan, Maasin, Matalom, Pintuyan, Cabalian, Hinundayan, Libagon, Macrohan, Merida, and Sogod.

LEYTE (Oriental)—15 municipalities:

Abuyug, Barugo, Dulag, Maripilin, San Miguel, Babatñgon, Caibiran, Hawayan, Naval, Tanauan, Baliran, Carigara, Leyte, San Isidro, and Tolosa.

MINDORO—9 municipalities:

Abra de Ilog, Looc, Paluan, Bulalacao, Lubang, Pola, Caluyan, Mamburao, and Cablayan.

Marinduque—1 municipality:
    Boac.
Misamis—2 municipalities:
    Baliangao and Oroquieta.
Negros Oriental—4 municipalities:
    Dauin, Tolong, San Juan, and Siquijor.
Nueva Ecija—2 municipalities:
    Aliaga and Licab.
Palawan—3 municipalities.
    Dumaran, Puerto Princesa, and Taytay.
Pampanga—2 municipalities
    Minalin and Sexmoan.
Pangasinan—23 municipalities:
    Agno, Alcala, Balungao, Bayambang, Burgos, Infanta, Malasiqui, San Nicolas, Aguilar, Anda, Bani, Binmaley, Calasiao, Labrador, Manaoag, Tayug, Alaminos, Balincaguin, Bautista, Bolinao, Dasol, Lingayen, and Mangaldan.
Rizal—1 municipality:
    Muntinlupa.
Romblom—8 municipalities:
    Badajoz, Despujol, Odioñgan, Cajidiocan, Jones, San Fernando, Concepcion, and Looc.
Samar—36 municipalities:
    Allen, Basey, Calbayog, Catarman, Gandara, Laoang, Mondragon, Palapag, San Antonio, Sta. Rita, Sulat, Villareal, Almagro, Bobon, Calbiga, Catubig, Gauiuan, Lavezares, Oquendo, Pambujan, San Julian, Taft, Tarangman, Wright, Balangiga, Borongan, Capul, Dolores, Hernani, Llorente, Oras, Salcedo, Sta. Margarita, Sto. Niño, Tinambacan, and Zumarraga.
Tarlac—4 municipalities:
    Bamban, Capaz, Sta. Ignacia, and Tarlac.
Zambales—3 municipalities:
    Masinloc, Palawig, and San Felipe.

The total number of municipalities which have applied for cadastral land surveys, prior to the year 1923, and which have not been requested as yet to furnish new data for a revised estimate of costs, classified by provinces is:

Abra	1
Albay	11
Antique	9
Bataan	1
Bohol	27
Bulacan	17
Bukidnon	1
Camarines Sur	26
Cagayan	17
Capiz	7
Cebu	2

Ilocos Norte	1
Ilocos Sur	4
Iloilo	5
Isabela	1
Laguna	1
La Union	5
Leyte–Occidental	19
Leyte–Oriental	15
Mindoro	9
Marinduque	1
Misamis	2
Negros Oriental	4
Nueva Ecija	2
Palawan	3
Pampanga	2
Pangasinan	23
Rizal	1
Romblon	8
Samar	36
Tarlac	4
Zambales	3
Total	268

At the end of the year 1927, there were 280 municipalities under this group. During the year 1928, as a result of requests made for new data, this number had been reduced to 268 municipalties, which number will be reduced each year as requests are made for new data.

(*b*) *New applications.*

Since 1923, the following new applications have been received and acted upon as indicated herein:

FORWARDED TO THE PROVINCIAL TREASURERS FOR DATA

Municipality	Province	Papers sent on—
1. Cabugao	Ilocos Sur	September 26, 1924.
2. Mambajao	Misamis	January 12, 1925.
3. Pilar	Sorsogon	October 29, 1924.
4. San Fernando	Masbate	December 22, 1925.
5. Manjuyod	Negros Oriental	March 27, 1926.
6. Oton	Iloilo	April 26, 1926.
7. Bulan	Sorsogon	April 27, 1927.
8. Makato	Capiz	September 29, 1928.
9. Ibajay	Capiz	October 6, 1928.
10. Numancia	Capiz	October 18, 1928.
11. Bangued	Abra	November 26, 1928.
12. Noveleta	Cavite	December 12, 1928.
13. Dumanjug	Cebu	December 12, 1928.
14. Batangas	Batangas	December 12, 1928.
15. Zaragoza	Nueva Ecija	December 28, 1928.

FORWARDED TO THE PROVINCIAL TREASURERS FOR DATA—Continued

Municipality	Province	Papers sent on—
1. San Jose	Mindoro	May 22, 1923.
2. Dumalag	Capiz	May 22, 1923.
3. New Washington	Capiz	May 28, 1923.
4. Aloguinsan	Cebu	July 17, 1923.
5. Pañgil	Laguna	July 21, 1923.
6. M. D. Siasi	Jolo[1]	August 6, 1923
7. Siniloan	Laguna	February 6, 1923.
8. Nabas	Capiz	February 4, 1924.
9. Dagami	Leyte	February 28, 1924.
10. Malvar	Batangas	April 3, 1924.
11. Calabanga	Camarines Sur	April 14, 1924.
12. Calubian	Leyte	April 25, 1924.
13. Bugallon	Pangasinan	May 10, 1924.
14. Capoocan	Leyte	June 24, 1924.
15. Mandaue	Cebu	June 27, 1924.
16. San Fernando	Cebu	June 28, 1924.
17. Banga	Capiz	September 8, 1924.
18. Masantol	Pampanga	January 5, 1925.
19. Clarin	Bohol	January 6, 1925.
20. Sierra Bullones	Bohol	February 5, 1925.
21. Capalonga	Camarines Norte	March 4, 1925.
22. Cortes	Bohol	March 5, 1925.
23. Maragondon	Cavite	March 9, 1925.
24. Santa Cruz	Zambales	March 26, 1925.
25. Subic	Zambales	March 26, 1925.
26. Talibon	Bohol	May 14, 1925.
27. Bantay	Ilocos Sur	June 17, 1925.
28. Paracale	Camarines Norte	July 29, 1925.
29. Daet	Camarines Norte	July 29, 1925.
30. Basud	Camarines Norte	July 29. 1925.
31. Mambulao	Camarines Norte	August 6, 1925.
32. San Vicente	Camarines Norre	August 6, 1925.
33. Indan	Camarines Norte	August 18, 1925.
34. Talisay	Camarines Norte	September 4, 1925.
35. Pastrana	Leyte	November 17, 1925.
36. Cataingan	Masbate	March 3, 1926.
37. Madridejos	Cebu	March 20, 1926.
38. Palo	Leyte	April 9, 1926.
39. Argao	Cebu	August 19, 1926.
40. Gigaquit	Surigao	January 7, 1927.
41. Lapog	Ilocos Sur	February 3, 1927.
42. Tuao	Cagayan	February 3, 1927.
43. Mangatarem	Pangasinan	May 12, 1927.
44. Pavia	Iloilo	July 12, 1927.
45. Altavas	Capiz	August 25, 1927.
46. Libacao	Capiz	September 6, 1927.
47. Bula	Camarines Sur	October 29, 1927.
48. Silang	Cavite	November 3, 1927.
49. Caloocan	Rizal	November 22, 1927.
50. Malabon	Rizal	November 22, 1927.
51. Navotas	Rizal	November 22, 1927.
52. Baras	Albay	December 24, 1927.
53. Angadanan	Isabela	January 12, 1928.
54. San Joaquin	Iloilo	February 17, 1928.
55. Lubao	Pampanga	February 20, 1928.
56. Calolbon	Albay	February 20, 1928.
57. Panganiban	Albay	May 12, 1928.
58. Tabogon	Cebu	May 12, 1928.
59. Calape	Bohol	September 12, 1928.
60. Sara	Iloilo	October 26, 1928.
61. Lukban	Tayabas	October 26, 1928.

---

[1] Tapan Island.

FORWARDED TO THE SECRETARY OF AGRICULTURE AND NATURAL RESOURCES FOR AUTHORIZATION OF SURVEY BY THE GOVERNOR-GENERAL

Municipality	Province	Date recommended	Parcels	Hectares	Estimated cost
1. Maluso	Zamboanga.	11–21–22	290	2,954	₱9,000
2. Balete	Capiz	1– 2–23	1,054	12,591	38.000
Totals			1,344	15,545	47,000

Projects Authorized by the Governor-General.

The following projects have been authorized, and will be surveyed in due time upon completion of those now in progress:

AUTHORIZED BY THE GOVERNOR-GENERAL PENDING INAUGURATION

Province and municipality	Date authorized	Parcels	Hectares	Estimated cost	Probable time for survey	
					Years	*Months*
AGUSAN:						
Cabadbaran	3-17-28	3,873	9,991	₱64,000	3	7
ALBAY:						
Bacacay	6-29-27	7,184	10,990	92,000	2	3
Jovellar	8-24-28	4,979	5,409	56,000	1	4
ANTIQUE:						
Patnongon	5-24-28	6,679	5,225	68.000	3	1
BATAAN:						
Moron	8-27-23	1,299	963	20,000	0	4
BATANGAS:						
Santo Tomas	3- 9-24	7,922	7,621	67,000	3	1
BOHOL:						
Jetafe	6-10-25	2,829	12,000	50,000	1	5
Sevilla	11- 4-25	4,774	4,060	50,000	1	2
Ubay	8-22-25	3,075	20,000	70,000	1	10
BULACAN:						
Calumpit	2- 4-22	3,889	4,342	60,000	1	1
Hagonoy	4-21-26	6,068	10,796	63,000	2	1
Paombong	12- 4-19	2,747	3,329	25,000	0	10
CAGAYAN:						
Ballesteros	10- 2-25	3,442	4,408	40,000	1	0
Iguig	11- 6-18	2,777	3,274	35,000	0	10
Peñablanca	11- 6-18	3,899	9,250	40,000	1	6
Amulung	2-23-28	3,278	24,087	109,000	2	4
CAMARINES SUR:						
Libmanan	3-12-24	4,705	31,000	105,000	2	9
Naga	6-26-24	1,562	4,906	22,000	0	8
CAPIZ:						
Calivo	12- 4-16	4,746	3,885	30,000	1	2
Mambusao	1-20-26	3,006	9,025	41,000	1	4
CAVITE:						
Magallanes	10-12-17	992	5,519	19,000	0	7
CEBU:						
Alegria	2-10-25	4,376	4,668	38,000	1	2
Naga	11-19-25	4,997	5,125	55,000	1	4
Tuburan	4-23-26	5,738	15,439	73,000	2	6
DAVAO:						
Santa Cruz	2-15-24	1,280	24,786	95,000	1	3
ILOCOS NORTE:						
Bacarra	1-15-25	36,815	3,894	230,000	4	9
Sarrat	12- 4-24	18,650	3,234	120,000	2	9
ILOILO:						
Ajuy	6-26-24	1,154	8,287	28,000	0	11
Buenavista	2- 7-20	2,170	15,437	60,000	1	4
Janiuay	8-11-23	4,017	19,024	72,000	2	1
Cabatuan	7-28-26	6,955	8,095	62,000	2	0
Alimodian	5-17-28	7,625	6,988	63,000	2	5
ISABELA:						
Cauayan	12-17-24	1,835	9,391	80,000	1	0
Gamu	6-13-24	2,787	4,486	45,000	0	11
Ilagan	7-22-24	5,749	32,838	160,000	3	2
Reyna Mercedes	7-17-24	1,298	2,083	35,000	0	5
Cabagan	8-23-26	6,062	8,521	75,000	2	2
LAGUNA:						
Paete	1-23-17	3,605	2,059	45,000	0	9
Cabuyao	11- 7-27	3,070	4,353	38,000	0	11
Magdalena	7-24-28	....	....	....	0	10
Santa Cruz	1-24-28	....	....	....	1	2
LANAO:						
Iligan	7-27-21	2,000	9,300	50,000	1	0
MINDORO:						
Pinamalayan	9- 7-28	2,111	10,771	53,000	2	4
MISAMIS:						
Initao	10- 4-24	3,768	9,505	62,000	1	6
NEGROS ORIENTAL:						
Guihulñgan	8- 6-18	2,744	13,842	70,000	1	5
Jimalalud	1-18-16	2,191	3,798	20,000	0	9
Maria	12-23-24	3,720	3,855	32,000	1	0
Tayasan	1-18-16	915	2,794	21,000	0	5
Vallehermoso	10-29-26	286	13,056	48,000	0	5

AUTHORIZED BY THE GOVERNOR-GENERAL PENDING INAUGURATION—Ctd.

Province and municipality	Date authorized	Parcels	Hectares	Estimated cost	Probable time for survey	
					Years	*Months*
NUEVA ECIJA:						
Jaen	10– 7–27	1,897	9,790	36,000	1	0
Laur	12– 8–27	1,048	18,494	52,000	1	0
Bongabong (part)	8–24–28	1,704	5,279	23,000	1	1
PAMPANGA:						
San Simon	1–31–24	3,153	5,425	35,000	1	1
Santa Ana	12–18–26	2,198	5,981	28,000	0	11
Macabebe	7– 1–27	...	...	...	...	...
Floridablanca	8–16–27	782	9,806	29,000	0	7
PALAWAN:						
Agutaya	10–15–28	...	...	...	1	1
RIZAL:						
Pasig (part)	7–30–27	...	...	...	...	...
ROMBLON:						
Romblon	7–30–21	3,063	7,000	36,000	1	2
TAYABAS:						
Alabat	8–11–24	2,353	5,589	37,000	0	11
ZAMBALES:						
Botolan	3– 3–25	3,628	7,090	40,000	1	3
San Marcelino	10–22–24	3,898	10,565	50,000	1	7
ZAMBOANGA:						
Dapitan	12–14–17	4,387	8,500	80,000	1	6
Lubungan	12–20–17	2,194	7,500	50,000	1	0
Sindañgan	12–17–17	500	6,000	20,000	0	5
Totals	...	250,446	542,825	3,359,000	67	294

New Projects Inaugurated.

Upon completion of the field work on a cadastral project, as a general rule, work on another project is at once undertaken. The following new projects were inaugurated during the year:

UNDER ACT 2259 AS AMENDED

Province and municipality	B. L. Cad. No.	Date of—		Approximate	
		Inauguration	Probable completion	Number of lots	Area in hectares
BATAAN:					
Hermosa	258	Aug. 1, 1928	Feb. 28, 1929	886	5,465
ILOCOS NORTE:					
Burgos	252	May 1,1928	Mar. 31, 1930	3,345	18,260
ILOILO:					
San Miguel	254	July 1, 1928	Mar. 31, 1929	2,278	2,500
ISABELA:					
Jones	253	July 16, 1928	Oct. 31, 1931	2,363	96,960
LEYTE:					
Ormoc	256	Aug. 1, 1928	Feb. 28, 1933	9,356	48,340
NUEVA ECIJA:					
Peñaranda	226	Aug. 1, 1928	Feb. 28, 1930	3,653	9,895
RIZAL:					
Pasay	259	Oct. 1, 1928	Dec. 31, 1929	6,453	1,950
SAMAR:					
Catbalogan	255	Aug. 1, 1928	Apr. 30, 1930	3,011	18,125

UNDER ACT 3240

ZAMBALES:					
Cabangan	Psc–17	Oct. 1, 1928	Jan. 31, 1929	329	18

UNDER ACT 3327

LEYTE:					
Alangalang	Psc-15	Apr. 1, 1928	Jan. 31, 1931	6,645	20,055
RIZAL:					
Morong	Psc-16	May 1, 1928	Jun. 30,1929	6,103	2,042
Grand total	11			44,422	223,610

From the preceding tabulation it is seen that during the year 1928, the number of projects inaugurated included a total of 44,422 lots comprising an area of 223,610 hectares. The following comparative table shows the amount of work inaugurated during 1928, as compared with the amount of work inaugurated during 1927:

CADASTRAL SURVEYS INAUGURATED

Year	Number of lots	Area
1927	88,187	267,104
1928	44,423	223,610
	—43,765	—43,494

The cadastral projects inaugurated during the year 1928 have less number of lots than those inaugurated during the year 1927. This has been due to the retrenchment policy which has been followed in order that no overdraft may be incurred at the end of the year.

Cadastral projects in Progress.

On December 31, 1928, the following were the projects in progress in the field:

UNDER ACT 2259

ALBAY—
  Ligao Cadastre.
  B. L. Cad. No. 239.
  Chief of party, Mr. Dalmacio de la Cruz.
  Date inaugrated, November 1, 1926.
  To be completed, December 31, 1930.
  Approximate total number of lots, 7,000.
  Approximate total area in hectares, 32,000.
  Work accomplished to December 31, 1928:
    Sketched, 5,381 lots, area, 23,917 hectares.
    Surveyed, 612 lots; area, 2,686 hectares.
  Malinao Cadastre.
  B. L. Cad. No. 249.
  Chief of party, Mr. Feliciano R. Sanchez.
  Date inaugurated, September 1, 1927.
  To be completed, June 30, 1930.
  Approximate total number of lots, 8,000.
  Approximate total area in hectares, 14,000.

ALBAY—Continued.
Work accomplished to December 31, 1928:
Sketched, 5,820 lots; area, 9,317 hectares.
Surveyed, 2,200 lots; area, 3,275 hectares.

ANTIQUE—
Sibalom Cadastre.
B. L. Cad. No. 247.
Chief of party, Mr. Buenaventura Antonio.
Date inaugurated, April, 1927.
To be completed, January 21, 1929.
Approximate total number of lots, 8,530.
Approximate total area in hectares, 18,500.
Worked accomplished to December 31, 1928:
Sketched, 8,530 lots; area, 18,500 hectares.
Surveyed, 8,530 lots; area, 18,500 hectares.

BATAAN—
Hermosa Cadastre.
B. L. Cad. No. 258.
Chief of party, Mr. Cornelio Aguirre.
Date inaugurated, August 1, 1928.
To be completed, August, 1929.
Approximate total number of lots, 1,000.
Approximate total area in hectares, 7,500.
Work accomplished to December 31, 1928:
Sketched, 650 lots; area, 4,027 hectares.
Surveyed, none.

BATANGAS—
Lipa Cadastre.
B. L. Cad. No. 218.
Chief of party, Mr. Cirilo Punsalan.
Date inaugurated, March 10, 1925.
To be completed, December 31, 1929.
Approximate total number of lots, 15,835.
Approximate total area in hectares, 23,000.
Work accomplished to December 31, 1928:
Sketched, 15,835 lots; area, 23,000 hectares.
Surveyed, 13,350 lots; area, 16,729 hectares.

CAGAYAN—
Aparri Cadastre.
B. L. Cad. No. 250.
Chief of party, Mr. Romualdo Naval.
Date inaugurated, November 1, 1927.
To be completed, March 31, 1930.
Approximate total number of lots, 4,200.
Approximate total area in hectares, 25,500.
Work accomplished to December 31, 1928;
Sketched, 4,200 lots; area, 25,500 hectares.
Surveyed, 1,466 lots; area, 11,400 hectares.

CAMARINES NORTE—
Labo Cadastral Extension.
B. L. Cad. No. 238.
Chief of party, Mr. Felipe Fernando.

CAMARINES NORTE—Continued.

Date inuagurated, October 5, 1926.
To be completed, December 31, 1929.
Approximate total number of lots, 2,871.
Approximate total area in hectares, 60,000.
Work accomplished to December 31, 1928:
Sketched, 2,871 lots; area, 6,000 hectares.
Surveyed, 1,682 lots; area, 8,581 hectares.

CAPIZ—

Pilar Cadastre.
B. L. Cad. No. 248.
Chief of party, Mr. Segundo Lazo.
Date inaugurated, June 1, 1927.
To be completed, June 30, 1929.
Approximate total number of lots, 2,900.
Approximate total area in hectares, 19,000.
Work accomplished to December 31, 1928:
Sketched, 2,690 lots; area, 19,000 hectares.
Surveyed, 2,674 lots; area, 15,710 hectares.

CEBU—

Barili Cadastre.
B. L. Cad. No. 219.
Chief of party, Mr. Porfirio Ayuyao.
Date Inaugurated, September 1, 1925.
To be completed, January 31, 1929.
Approximate total number of lots, 7,660.
Approximate total area in hectares, 12,726.
Work accomplished to December 31, 1928:
Sketched, 7,660 lots; area, 12,725 hectares.
Surveyed, 7,660 lots; area, 12,726 hectares.

ILOCOS NORTE—

Burgos Cadastre.
B. L. Cad. No. 252.
Chief of party, Mr. Andres Sionil.
Date inaugurated, May 2, 1928.
To be completed, March, 1930.
Approximate total number of lots, 3,500.
Approximate total area in hectares, 16,000.
Work accomplished to December 31, 1928:
Sketched, 502 lots; area, 434 hectares.
Surveyed, none.

ILOILO—

San Miguel Cadastre.
B. L. Cad. No. 254.
Chief of party, Mr. Policarpio Fabian.
Date inaugurated, July 9, 1928.
To be completed, April 30, 1929.
Approximate total number of lots, 2,214.
Approximate total area in hectares, 2,500.
Work accomplished to December 31, 1928:
Sketched, 2,214 lots; area, 2,500 hectares.
Surveyed, 800 lots; area, 1,000 hectares.

ISABELA—

Jones Cadastre.
B. L. Cad. No. 253.
Chief of party, Mr. Primo Emmanuel.
Date inuagurated, July 16, 1928.
To be completed, July 16, 1929.
Approximate total number of lots, 6,500.
Approximate total area in hectares, 45,000.
Work accomplished to December 31, 1928:
    Sketched, 399 lots; area, 4,992 hectares.
    Surveyed, none.
Santiago Cadastre.
B. L. Cad. No. 211.
Chief of party, Mr. Rufino S. Roque.
Date inaugurated, September 15, 1924.
To be completed, December 31, 1929.
Approximate total number of lots, 6,500.
Approximate total area in hectares, 50,000.
Work accomplished to December 31, 1928:
    Sketched, 5,882 lots; area, 38,231 hectares.
    Surveyed, 4,459 lots; area, 23,435 hectares.

LEYTE—

Ormoc Cadastre.
B. L. Cad. No. 256.
Chief of party, Mr. Porfirio Ayuyao.
Date inaugrated, August 1, 1928.
To be completed, February 28, 1933.
Approximate total number of lots, 9,356.
Approximate total area in hectares, 46,000.
Work accomplished to December 31, 1928:
    Sketched, none.
    Surveyed, none.

MISAMIS—

Cagayan Cadastre.
B. L. Cad. No. 237.
Chief of party, Mr. Jose Suguitan.
Date inaugurated, November, 1926.
To be completed, September, 1931.
Approximate total number of lots, 13,977.
Approximate total area in hectares, 27,000.
Work accomplished to December 31, 1928:
    Sketched, 6,339 lots; area, 15,994 hectares.
    Surveyed, 1,120 lots; area, 633 hectares.
Misamis Cadastre.
B. L. Cad. No. 240.
Chief of party, Mr. Juan Antonio.
Date inaugurated, December 1, 1926.
To be completed, December 1, 1931.
Approximate total number of lots, 10,000.
Approximate total area in hectares, 32,000.

MISAMIS—Continued.

Work accomplished to December 31, 1928:
  Sketched, 4,096 lots; area, 13,208 hectares.
  Surveyed, none.

NUEVA ECIJA—

Gapan Cadastre.
B. L. Cad. No. 225.
Chief of party, Mr. Fidel Vergara.
Date inaugurated, May, 1926.
To be completed, January 15, 1929.
Approximate total number of lots, 4,732.
Approximate total area in hectares, 15,800.
Work accomplished to December 31, 1928;
  Sketched, 4,732 lots; area, 15,800 hectares.
  Surveyed, 4,724 lots; area, 15,800 hectares.

Peñaranda Cadastre.
B. L. Cad. No. 220.
Chief of party, Mr. Fidel Vergara.
Date inaugurated, August 1, 1928.
To be completed, December, 1929.
Approximate total number of lots, 4,000.
Approximate total area in hectares, 10,000.
Work accomplished to December 31, 1928:
  Sketched, 3,653 lots; area, 9,895 hectares.
  Surveyed, 642 lots; area, 950 hectares.

PALAWAN—

Cuyo Cadastre.
B. L. Cad. No. 229.
Chief of party, Mr. Zacarias Gatchalian.
Date inuagurated, June 14, 1926.
To be completed, January 31, 1929.
Approximate total number of lots, 8,826.
Approximate total area in hectares, 8,800.
Work accomplished to December 31, 1928:
  Sketched, 8,826 lots; area, 8,800 hectares.
  Surveyed, 8,826 lots; area, 8,800 hectares.

PAMPANGA—

Arayat Cadastre.
B. L. Cad. No. 231.
Chief of party, Mr. Silvestre Ela.
Date inaugurated, May 1, 1927.
To be completed, July 15, 1929.
Approximate total number of lots, 3,350.
Approximate total area in hectares, 16,000.
Work accomplished to December 31, 1928:
  Sketched, 3,340 lots; area, 16,000 hectares.
  Surveyed, 3,054 lots; area, 10, 867 hectares.

PANGASINAN—

San Carlos Cadastre.
B. L. Cad. No. 232.

PANGASINAN—Continued.

Chief of party, Mr. Lorenzo Torda.
Date inaugurated, August 2, 1925.
To be completed, ——, 1930.
Approximate total number of lots, 29,000.
Approximate total area in hectares, 15,000.
Work accomplished to December 31, 1928:
  Sketched, 28,650 lots; area, 15,000 hectares.
  Surveyed, 20,069 lots; area, 10,169 hectares.

RIZAL—

Pasay Cadastre.
B. L. Cad. No. 259.
Chief of party, Mr. Jose Isla.
Date inaugurated, October 1, 1928.
To be completed, April 1, 1931.
Approximate total number of lots, 6,000.
Approximate total area in hectares, 1,400.
Work accomplished to December 31, 1928:
  Sketched, 1,600 lots; area, 600 hectares.
  Surveyed, none.

SAMAR—

Catbalogan Cadastre.
B. L. Cad. No. 255.
Chief of party, Mr. Gregorio Abellera.
Date inaugurated, August, 1926.
To be completed, April, 1930.
Approximate total number of lots, 3,011.
Approximate total area in hectares, 18,125.
Work accomplished to December 31, 1928:
  Sketched, 1,060 lots; area, 1,803 hectares.
  Surveyed, none.

SORSOGON—

Juban Cadastre.
B. L. Cad. No. 223.
Chief of party, Mr. Pedro Almonte.
Date inaugurated, March 1, 1926.
To be completed, June 30, 1929.
Approximate total number of lots, 4,000.
Approximate total area in hectares, 14,000.
Work accomplished to December 31, 1928:
  Sketched, 3,774 lots; Area, 13,185 hectares.
  Surveyed, 2,844 lots; Area, 9,890 hectares.

SULU—

Pata Cadastre.
B. L. Cad. No. 257.
Chief of party, Mr. Bembenuto Cabungcal.
Date inaugurated, August, 1928.
To be completed, February, 1929.
Approximate total number of lots, 576.
Approximate total area in hectares, 7,707.

SULU—Continued.
Work accomplished to December 31, 1928:
Sketched, 220 lots; area, 740 hectares.
Surveyed, none.

SURIGAO—
Surigao Cadastre.
B. L. Cad. No. 234.
Chief of party, Mr. Vicente Corcuera.
Date inaugurated, September 1, 1926.
To be completed, June 1930.
Approximate total number of lots, 7,000.
Approximate total area in hectares, 45,000.
Work accomplished to December 31, 1928:
Sketched, 5,049 lots; area, 18,600 hectares.
Surveyed, 3,316 lots; area, 10,595 hectares.

TAYABAS—
Mauban Cadastre.
B. L. Cad. No. 245.
Chief of party, Mr. Agapito Tagarao.
Date inuagurated, April 15, 1927.
To be completed, December 31, 1930.
Approximate total number of lots, 10,000.
Approximate total area in hectares, 60,000.
Work accomplished to December 31, 1928:
Sketched, 6,650 lots; area, 18,783 hectares.
Surveyed, 2,288 lots; area, 2,889 hectares.
Unisan Cadastre.
B. L. Cad. No. 251.
Chief of Party, Mr. Jose P, Mojica.
Date inaugurated, November 1, 1927.
To be completed, October, 1929.
Approximate total number of lots, 3,000.
Approximate total area in hectares, 12,000.
Work accomplished to December 31, 1928:
Sketched, 1,607 lots; area, 8,200 hectares.
Surveyed, 365 lots; area, 570 hectares.

UNDER ACT 2989

LA UNION—
Luna Private Cadastre. (Suspended.)
B. L. Survey No. Psc-3.
Chief of party, Mr. Leoncio Dacanay.
Date inaugurated, July, 1924.
To be completed—(Suspended.)
Approximate total number of lots, 11,639.
Approximate total area in hectares, 5,500.
Work accomplished to December 31, 1928:
Sketched, —— lots; area, —— hectares.
Surveyed, —— lots; area, —— hectares.

UNDER ACT 3240

ZAMBALES—

Cabangan Cadastre.
B. L. Survey No. Psc-17.
Chief of party, Mr. Honorato de Dios.
Date inaugurated, October 10, 1928.
To be completed, January 31, 1929.
Approximate total number of lots, 329.
Approximate total area in hectares, 18.
Work accomplished to December 31, 1928:
  Sketched, 329 lots; area, 18 hectares.
  Surveyed, 329 lots; area, 18 hectares.

UNDER ACT 3327

CAMARINES SUR—

Iriga Private Cadastre.
B. L. Surveyed No. Psc-6.
Chief of party, Mr. Leoncio Dacanay.
Date inaugurated, February, 1927.
To be completed—(Suspended, December, 1927.)
Approximate total number of lots, 12,000.
Approximate total area in hectares, 3,500.
Work accomplished to December 31, 1928:
  Sketched, 1,161 lots; Area, 450 hectares.
  Surveyed, 550 lots; Area, 155 hectares.

CEBU—

Opon Private Cadastre.
B. L. Survey No. Psc-11.
Chief of party, Mr. Espiritu Bunagan.
Date inaugurated, August 1, 1927.
To be completed, February 1, 1929.
Approximate total number of lots, 6,700.
Approximate total area in hectares, 5,300.
Work accomplished to December 31, 1928:
  Sketched, 6,700 lots; area, 5,300 hectares.
  Surveyed, 6,700 lots; area, 5,300 hectares.

NOTE.—Cases 1, 2, 3, 4 and 5 of this project comprising 5,691 lots of 4,829 hectares have already been sumitted to this Bureau for verification and approval.

Cases 1 and 2 were already finally verified.

ILOILO—

Dueñas Private Cadastre.
B. L. Survey No. Psc-12.
Chief of party, Blass Gonzales.
Date inaugurated, September 12, 1927.
To be completed,—
Approximate total number of lots, 4,000.
Approximate total area in hectares, 9,000.
Work accomplished to December 31, 1928:
  Sketched, —— lots; area —— hectares.
  Surveyed, —— lots; area —— hectares.

NOTE.—Case 1 of this project comprising 762 lots of 1,136 hectares has already been submitted and verified by this Office.

LEYTE—

Alangalang Private Cadastre.
B. L. Survey No. Psc-15.
Chief of party, Mr. Paulino Apostol.
Date inaugurated, April, 1928.
To be completed, January, 1931.
Approximate total number of lots, 6,645.
Approximate total area in hectares, 20,065.
Work accomplished to December 31, 1928;
  Sketched, 2,586 lots; area, 4,835 hectares.
  Surveyed, 731 lots; area, 366 hectares.

Baybay Private Cadastre.
B. L. Survey No. Psc-5.
Chief of party Mr. Santiago Gancayco.
Date inaugurated, February 1, 1927.
To be completed, October, 1933.
Approximate total number of lots, 16,000.
Approximate total area in hectares, 48,200.
Work accomplished to December 31, 1928:
  Sketched, 13,275 lots; area, 16,964 hectares.
  Surveyed, 10,670 lots; area, 12,187 hectares.

NOTE.—Cases 1, 2, 3, 4, 5, 6 and 7 of this project comprising 7,712 lots of 8,987 hectares have already been submitted to this Office for verification. Cases 1, 2, 3, 4, 5 and 6, were already finally verified.

Burauen Private Cadastre.
B. L. Survey Psc-8.
Chief of party, Mr. Paulino Apostol.
Date inaugurated, June, 1927.
To be completed, December 31, 1930.
Approximate total number of lots, 15,000.
Approximate total area in hectares, 20,000.
Work accomplished to December 31, 1928:
  Sketched, 11,265 lots; ares, 11,404 hectares.
  Surveyed, 7,189 lots; area, 7,702 hectares.

NOTE.—Cases 1 and 3 of this project comprising 1,407 lots of 740 hectares have already been submitted to this Office for verification.

Jaro Private Cadastre.
B. L. Survey Psc-8.
Chief of party, Mr. Romualdo Añover.
Date inaugurated, May 1, 1927.
To be completed, June, 1929.
Approximate total number of lots, 6,400.
Approximate total area in hectares, 18,000.
Work accomplished to December 31, 1928:
  Sketched, 6,367 lots; area, 12,364 hectares.
  Surveyed, 5,400 lots; area, 12,000 hectares.

NOTE.—Cases 1, 2 and 3 of this project comprising 2,439 lots of 4,925 hectares have already been submitted to this Office and were finally verified.

La Paz Private Cadastre.
B. L. Survey Psc-10.

LEYTE—Continued.

Chief of party, Mr. Paulino Apostol.
Date inaugurated, June, 1927.
To be completed, January 31, 1929.
Approximate total number of lots, 3,142.
Approximate total area in hectares, 7,500.
Work accomplished to December 31, 1928:
Sketched, 3,142 lots; area, 7,500 hectares.
Surveyed, 3,142 lots; area, 7,500 hectares.

RIZAL—

Morong Private Cadastre.
B. L. Survey No. Psc-16.
Chief of party, Mr. Antonino Manahan.
Date inaugurated, May, 1928.
To be completed, July 31, 1929.
Approximate total number of lots, 6,103.
Approximate total area in hectares, 2,042.
Work accomplished to December 31, 1928:
Sketched, 5,141 lots; area, 3,400 hectares.
Surveyed, 831 lots; area, 57 hectares.

TAYABAS—

Pagbilao Private Cadastre.
B. L. Survey No. Psc-7.
Chief of party, Mr. Raymundo Kagahastian.
Date inuagurated, March 1, 1927.
To be completed, July 31, 1929.
Approximate total number of lots, 4,800.
Approximate total area in hectares, 15,000.
Work accomplished to December 31, 1928:
Sketched, 4,796 lots; area, 14,652 hectares.
Surveyed, 2,992 lots; area, 4,232 hectares.

NOTE.—Case 1 of this project comprising 870 lots of 75 hectares was submitted in this Office and was finally verified.

UNDER ACT 2874

MINDORO—

Naujan Ext.
B. L. Cad. No. 200.
Chief of party, Mr. Bruno Gundran.
Date inaugurated, January, 1928.
To be completed, December 31, 1929.
Approximate total number of lots, 1,250.
Approximate total area in hectares, 25,000.
Work accomplished to December 31, 1928:
Sketched, 230 lots; area, 3,700 hectares.
Surveyed, none.

Projects completed in the Field.

The field work on the following projects was entirely completed during the year 1928, and the survey returns received in the Manila Office.

Province and municipality	B. L. Cad. No.	Number of lots	Approximate area in hectares	Date received
ALBAY:				
Guinobatan	201	9,864	24,400	[a] 10- 8-28
Tabaco	221	7,558	12,370	4-21-28
AGUSAN:				
Buenavista	Pls-4	1,474	4,500	[a] 10- 1-28
BATAAN:				
Limay	242	692	7,888	2- 6-28
Bagac	244	959	22,508	[a] 12-24-28
Orion	241	1,700	4,748	7- 2-28
BOHOL:				
Tagbilaran	235	6,164	3,205	[a] 11-19-28
CEBU:				
Opon	Psc-11-2	1,179	981	5-22-28
Do	Psc-11-3	1,214	1,140	[a] 10-15-28
Do	Psc-11-4	1,214	1,266	[a] 10-15-28
Do	Psc-11-5	1,213	952	[a] 10-15-28
ILOCOS NORTE:				
Laoag	195	36,107	12,700	[a] 4-21-28
ILOILO:				
Dingle	246	3,559	11,400	[a] 11- 6-28
Dueñas	Psc-12-1	762	1,136	4-12-28
ISABELA:				
Echague	210	5,429	28,500	[a] 5- 8-28
LEYTE:				
Baybay	Psc-5-3	1,246	1,103	2-17-28
Do	Psc-5-4	1,232	1,901	3-12-28
Do	Psc-5-5	870	2,305	6- 1-28
Do	Psc-5-6	1,164	930	9- 1-28
Do	Psc-5-7	1,161	1,500	[a] 11- 5-28
Do	Psc-5-8	1,118	1,500	12-27-28
Burauen	Psc-9-1	721	138	[a] 6-15-28
Do	Psc-9-3	686	602	[a] 11-19-28
Jaro	Psc-8-1	659	49	4-23-28
Do	Psc-8-2	871	1,865	9- 1-28
Do	Psc-8-3	909	3,013	9- 1-28
Do	Psc-8-4	1,070	2,155	12-26-28
Tacloban	220	5,480	9,800	[a] 7-2-28
NUEVA ECIJA:				
Cabiao	230	2,454	11,525	3-28-28
NUEVA VIZCAYA:				
Bagabag	233	3,228	8,750	[a] 12-15-28
PAMPANGA:				
Macabebe	Psc-13	274	262	5- 8-28
RIZAL:				
Pasig	Psc-14	456	43	7- 2-28
SULU:				
Tapul	236	2,853	9,000	[a] 12-17-28
TAYABAS:				
Lopez	Psc-1-14	968	13,700	[a] 7-17-28
Totals	23	106,822	225,341	....

[a] Data given are approximate.

Cadastral Survey Computations.

During the year 1928, computation work was completed on the following projects, which were forwarded to the Section of

Cadastral Survey Maps for final map work, preparation of tracings, etc., preliminary to the filing of the cases in court:

Province and municipality	B.L. Cad. No.	Number of cases	Number of lots	Area in hectares	Number of corners
Albay:					
Tabaco	221	9	7,558	12,376	69,406
Antique:					
San Jose	216	10	8,792	16,681	75,345
Bataan:					
Limay	242	1	692	7,882	7,146
Orion	241	2	1,700	4,748	13,745
Capiz:					
Ivisan	228	2	1,434	5,689	17,674
Cebu:					
Opon [a]	Psc–11 (1–2)	2	2,051	1,423	16,660
Iloilo:					
Dueñas [a]	Psc–12	1	762	1.136	6,419
Pototan	222 (4–8)	5	4,498	10,298	63,518
Leyte:					
Baybay [a]	Psc–5 (2–6)	5	5,536	7,222	46,969
Jaro [a]	Psc–8 (1–3)	3	2,439	4,927	18,398
Mindoro:					
Naujan	200	5	3,780	19,127	29,615
Negros Occidental:					
Cauayan	193	5	4,150	149,721	38,783
Nueva Ecija:					
Cabiao	230	3	2,454	11,525	23,223
San Isidro	224	3	2,887	5,805	25,424
Pampanga:					
Macabebe	Psc–13	1	274	262	1,960
Rizal:					
Pasig [a]	Psc–14	1	456	43	2,197
Tayabas:					
Atimonan	199	12	10,169	24,474	103,418
Padre Burgos (1–3)	227	3	1,920	8,774	27,608
Lopez [a]	Psc–1 (12–14)	3	2,227	19,144	26,541
Pagbilao [a]	Psc–7	1	1,037	95	5,731
Total Government cadastral projects		60	50,034	277,106	494,805
Total private cadastral projects [a]		17	14.782	34,252	124,875
Grand total		77	64,816	311,350	619,780

[a] Average—9.5 corners per lot.

A greater amount of work was completed by the Section of Cadastral Survey Computations in 1928 than in 1917, which fact is shown as follows:

Year	Cases	Lots	Area	Corners
1927	59	47,203	99,464	413,214
1928	77	64,816	311,358	618,780
Difference	....	17,613	211,794	206,566

The percentage of increase in the amount of work accomplished during 1928 as compared with that of 1927, based upon the number of lots, is 37.3 per cent and upon the number of corners, 50.0 per cent; and the average increase for the year is 43.6 per cent.

Cadastral Survey Maps.

The work on cadastral survey maps has been up to date. The accomplishment during the year consists of 56 cases, comprising 46,607 lots, with a total area of 128,999 hectares. The details of this total accomplishment are given in pages 89 to 90 of this report, under the heading "Cadastral Cases Filed," inasmuch as, upon completion of all drafting work, a cadastral case is filed in court.

Compared with the year 1927, the work accomplished on cadastral survey maps during the year 1928, has been a decided improvement, as shown by the following data:

Year	Cases	Number of lots	Area in hectares
1927	47	35,511	62,640
1928	56	46,607	128,999
Increase	4	11,096	66,359

The increase shown above represents 31 per cent in the number of lots and 106 per cent in the area, or an average increase of 68.5 per cent on both.

Progress of Cadastral Surveys.

The surveys of extensive areas, executed by the Bureau of Lands have not been all uniformly undertaken. Several projects were originally executed as irrigation projects, some as investigations of the public domain, others as townsites, etc., but with the enactment of the Cadastral Law (Act No. 2259), all prior surveys, which were executed with practically the same methods of procedure, were considered as cadastral projects and assigned cadastral survey numbers, for purposes of record.

Provinces	Cases	Lots	Approximate area in hectares
Agusan	5	3,312	18,940
Albay	38	42,862	78,421
Antique	10	8,792	16,681
Bataan	19	14,007	85,367
Batangas	14	15,325	21,895
Bohol	7	6,164	3,205
Bukidnon	1	223	2,714
Bulacan	18	17,035	34,109
Cagayan	13	13,429	28,736
Camarines Norte	1	532	5,604
Capiz	24	23,689	95,619
Cavite	5	2,210	1,070
Cebu	20	22,200	23,235
Cotabato	13	7,274	73,853
Davao	2	1,858	63,005
Ilocos Norte	47	42,525	14,101
Ilocos Sur	26	31,751	22,549
Iloilo	67	55,949	146,081
Isabela	8	8,057	45,205
Laguna	29	24,884	34,859
Lanao	16	13,771	40,111
La Union	11	12,740	21,123
Leyte	22	19.619	28,132
Manila	72	12,840	2,539
Marinduque	2	2,235	1,814
Mindoro	12	7,950	72,203
Misamis	7	6,060	5,580
Negros Occidental	39	36,580	599,750
Negros Oriental	40	37,297	96,192
Nueva Ecija	39	35,340	197,873

Provinces	Cases	Lots	Approximate area in hectares
Nueva Vizcaya	14	11,832	27,801
Palawan	4	431	182
Pampanga	20	19,499	89,933
Pangasinan	51	41,715	64,829
Rizal	7	3,816	3,433
Sorsogon	9	6,091	14,295
Sulu	14	13,297	113,187
Tarlac	43	44,754	101,417
Tayabas	70	56,210	225,194
Zambales	18	19,188	23,339
Zamboanga	26	17,084	84,718
Grand total, cadastral surveys in the Philippine Islands, field work completed	903	760,207	2,633.794

Classified by years, the preceding data are as follows:

Year	Number of lots	Area in hectare
1910–1916	140.886	455,922
1917	22,103	105,106
1918	52,716	155,691
1919	20,063	119,815
1920	64,557	191,669
1921	50,354	170,382
1922	70,738	308,298
1923	60,106	261,157
1924	23,034	75,631
1925	38,153	126,459
1926	76,320	185,737
1927 [a]	34,365	252,587
1928 [a]	106,822	225,341
Totals	760,207	2,633,794

[a] Data given are approximate.

During the year 1926, revision was made of the data on cadastral surveys completed from the very beginning; namely, from the year 1910 to December 31, 1926. The data given in the previous years with regard to the number of lots were taken from the number of lots submitted by the field parties upon completion of the projects. This number is not the correct number to be reported for the reason that during the period of computations, and until the project is filed in court, changes take place in the lots, through consolidation, and in others decrease the number of lots comprised in a project.

With regard to the areas reported in previous years, a similar condition prevailed. The areas were determined graphically, and therefore the results were only approximate. While revising data with regard to the number of lots, the data with regard to areas were also revised, and for this purpose the actual computed areas of the case boundaries were adopted, so that the areas reported in this annual report as having been surveyed under the cadastral survey systems, are the areas determined by computation and may, therefore, be regarded as accurate, except where otherwise indicated in the tables.

The preceding table showing the areas surveyed by years, is final except for the years 1927 and 1928, for which the data are approximate as indicated therein.

With regard to the number of lots and areas surveyed during each of the years from 1910 to 1916 inclusive, the work of revision made during the year 1926 could not be continued during 1928, and this discontinuance accounts for the fact that the data for each of the years from 1910 to 1916 are given as a total, instead of yearly. It is hoped that during the year 1929 it will be possible to attend to this work. The totals of the lots and areas corresponding to the period given in this report are accurate.

The work accomplished in the field during the year 1928 has been greater than in any previous year from 1910 to 1927 inclusive, and as compared with the year 1927 the relative accomplishment is as follows:

Year	Number of lots	Area in hectares
1927	34,365	252,587
1928	106,822	225,341
Increase (+) decrease (—)	+72,457	—27,246

Cadastral Projects Undertaken by Private Enterprises.

The enactment of Act No. 2989 which was repealed by Act No. 3327 initiated a new policy in the execution of cadastral surveys in the Philippines, by including such activities within the scope of private enterprises. Act No. 3327 has been amended by Act No. 3452 passed by the Philippine Legislature during the last session.

The following are the projects undertaken by private enterprises from the enactment of Act No. 2989 on February 24, 1921, to December 31, 1928:

Cadastral and case No.	Province and municipality	Date		Number of lots	Area in hectares	Status	Assigned to—
		Inaugurated	Received in Manila				
	TAYABAS:						
Psc-1-1	Tayabas	10- 5-22	11-10-23	1,026	83	(d)	(A)
Psc-1-2	Lopez	10- 5-22	11-10-23	596	696	(d)	(A)
Psc-1-3	Do	10- 5-22	11-15-24	448	678	(d)	(A)
Psc-1-4	Do	10- 5-22	11-15-24	378	483	(d)	(A)
Psc-1-5	Do	10- 5-22	3-19-26	100	111	(d)	(A)
Psc-1-6	Do	10- 5-22	3-19-26	892	1,769	(d)	(A)
Psc-1-7	Do	10- 5-22	10-22-26	1,171	2,987	(d)	(A)
Psc-1-8	Do	10- 5-22	12-24-26	902	1,350	(d)	(A)
Psc-1-9	Do	10- 5-22	3-24-27	590	1,247	(c)	(A)
Psc-1-10	Do	10- 5-22	6-29-27	372	1,057	(c)	(A)
Psc-1-11	Do	10- 5-22	6-29-27	133	308	(c)	(A)
Psc-1-12	Do	10- 5-22	12- 9-27	693	4,447	(c)	(A)
Psc-1-13	Do	10- 5-22	12- 9-27	566	997	(c)	(A)
Psc-1-14	Do [1]	7-17-23	7-17-28	968	13,700	(b)	(A)
Psc-2-1	Catanauan	12-18-23	3- 3-25	533	24	(d)	(B)
Psc-2-2	Do	12-18-23	2- 8-25	728	4,839	(c)	(B)
Psc-2-3	Do	12-18-23	2- 8-25	822	5,612	(c)	(B)
Psc-2-4	Do	12-18-23	2- 8-25	484	15,050	(e)	(B)
	LA UNION:						
Psc-3	Luna [1]	7-16-24	....	11,639	5,500	(e)	(C)
	MARINDUQUE:						
Psc-4	Santa Cruz	12- 1-25	12-16-26	1,546	272	(c)	(B)
Psc-4-2	Do	12- 1-25	12-16-26	690	1,542	(c)	(B)
	LEYTE:						
Psc-5-1	Baybay	2- 1-27	5-21-27	1,013	265	(c)	(B)
Psc-5-2	Do	2- 1-27	12-12-27	1,024	983	(c)	(B)
Psc-5-3	Do	2- 1-27	2-17-28	1,246	1,103	(c)	(B)
Psc-5-4	Do	2- 1-27	3-12-28	1,232	1,901	(c)	(B)
Psc-5-5	Do	2- 1-27	6- 1-28	871	2,305	(c)	(B)
Psc-5-6	Do [1]	2- 1-27	9- 1-28	1,164	930	(b)	(B)
Psc-5-7	Do [1]	2- 1-27	11- 5-28	1,161	1,500	(b)	(B)
Psc-5-8-10	Do [1]	2- 1-27	....	8,289	39,213	(a)	(B)
	CAMARINES:						
Psc-6	Iriga	2- 1-27	....	12,000	3,500	(e)	(C)
	TAYABAS:						
Psc-7-1	Pagbilao	3- 1-27	12-28-27	1,037	95	(b)	(A)
Psc-7-2-4	Do [1]	3- 1-27	....	3,763	14,906	(a)	(A)
	LEYTE:						
Psc-8-1	Jaro	5- 1-27	4-23-28	659	49	(c)	(B)
Psc-8-2	Do	5- 1-27	9- 1-28	871	1,865	(b)	(B)
Psc-8-3	Do	5- 1-27	9- 1-28	909	3,013	(b)	(B)
Psc-8-4-7	Do [1]	....	....	3,961	13,073	(a)	(B)
Psc-9-1	Burauen	6- 1-27	11-19-28	721	138	(b)	(B)
Psc-9-3	Do	6- 1-27	11-19-28	689	602	(b)	(B)
Psc-9-4 2-15	Do [1]	6- 1-27	11-19-28	13,592	19,260	(a)	(B)
Psc-10-11-4	La Paz [1]	6- 1-27	....	3,146	10,220	(a)	(B)
	CEBU:						
Psc-11-1	Opon	8- 1-27	12-12-27	872	442	(d)	(E)
Psc-11-2	Do	8- 1-27	5-22-28	1,179	981	(c)	(E)
Psc-11-3	Do [1]	8- 1-27	10-15-28	1,214	1,140	(b)	(E)
Psc-11-4	Do [1]	8- 1-27	10-15-28	1,214	1,266	(b)	(E)
Psc-11-5	Do [1]	8- 1-27	10-15 28	1,213	952	(b)	(E)
Psc-11-6-7	Do [1]	8- 1-27	10-15-28	1,008	519	(a)	(E)
	ILOILO:						
Psc-12-1	Dueñas [1]	9-12-27	4-12-28	762	1,136	(b)	(F)
Psc-12-4	Do	9-12-27	....	2,638	8,164	(a)	(F)
	PAMPANGA:						
Psc-13	Macabebe	11- 1-27	5- 8-28	274	262	(b)	(G)
	RIZAL:						
Psc-14	Pasig	12- 1-27	7- 2-28	456	43	(b)	(H)

[a] Field progress.
[b] Manila office.
[c] Filed in court.
[d] Decreed.
[e] Pending in the field.

A. Raymundo Kagahastian & Co., Inc.
B. Santiago Gancayco & Co., Inc.
C. Philippine Cadastral Survey Company.
D. Leyte Cadastral Surveys, Inc.
E. E. Bunagan and Company, Inc.
F. Visayan Cadastral Survey Corporations.
G. Estanislao Roque, deputy cadastral land surveyor.
H. Ambrosio Zamora, deputy cadastral land surveyor.
I. Antonino Manahan Cadastral Survey Co., Inc.
J. Honorato de Dios, deputy cadastral land surveyor.

[1] Data given are approximate.

Cadastral and case No.	Province and municipality	Date		Number of lots	Area in hectares	Status	Assigned to—
		Inaugurated	Received in Manila				
	LEYTE:						
Psc–15	Alang-alang [1]	4– 1–28	....	6,645	20,055	(a)	(D)
	RIZAL:						
Psc–16	Morong [1]	5– 1–28	....	6,103	2,042	(a)	(I)
	ZAMBALES:						
Psc–17	Cabangan [1]	10– 1–28	....	329	18	(a)	(J)
	Totals	....	....	106,530	214.689	......	......

[a] Field progress.
I. Antonino Manahan Cadastral Survey Co., Inc.
D. Leyte Cadastral Surveys, Inc.
J. Honorato de Dios, deputy cadastral land surveyor.
[1] Data given are approximate.

Sources of Cadastral Labor Expenses.

The following tabulated statement shows the sources of the funds authorized for labor expenses in connection with cadastral surveys:

	Memorandum orders	
	No. 52 of January 31, 1928	No. 52–8 of October 13, 1928
A. From Item EE–309	₱45,000.00	₱48,400.00
B. From cadastral revolving funds	180,000.00	188,100.00
C. From advances by municipalities	15,800.00	15,800.00
Totals	240,800.00	252,300.00

The foregoing percentages show clearly the relative changes in the various items of labor expenses.

Expenditures for Cadastral Projects.

The expenditures incurred for labor on cadastral projects during the years 1927 and 1928, are as follows:

Survey party No.	Project	Cad. No.	Cadastral surveys	
			1927	1928
1–A	Aparri	250	₱1,657.08	₱9,735.74
2–A	Laoag	195	9,615.40	2,545.27
2–A	Burgos	252	....	5,216.71
4–C	Bagabag	233	7,253.60	4,462.98
5–A	Echagüe	210	8,277.53	....
5–B	Santiago	211	9,408.03	9,210.37
5–B	Bagabag	233	....	600.00
5–B	Jones	253	....	51.30
6–A	San Isidro	224	4,186.66	....
6–A	Gapan	225	6,557.13	10,134.85
6–A	Cabiao	230	5,549.22	683.38
6–C	Peñaranda	226	399.29	4,969.69
7–C	San Carlos	232	11,131.28	10,555.89
8–B	Arayat	231	4,590.40	8,754.29
9	Manila	......	443.76	....
9–A	Orion	241	5,612.18	1,623.74
9–A	Limay	242	4,760.57	152.66
9–A	Mariveles	243	2,034.92	962.84
9–A	Bagao	244	889.29	405.55
9–A	Hermosa	258	....	2,993.75
9–B	Pasay	259	....	1,375.31
10–A	Lipa	218	8,947.03	8,813.50
10–B	Calamba Subdivision	154	1,745.64	....

Survey party No.	Project	Cad. No.	Cadastral surveys	
			1927	1928
11-A	Atimonan	199	₱1,697.98	₱1,590.25
11-A	Laguimanoc	277	6,841.20	....
11-A	Unisan	251	....	3,161.41
11-B	Calauag	206	44.87	....
11-B	Mauban	245	5,676.41	8,771.14
12-A	Labo Extension	238	10,538.90	9,000.00
14-A	Guinobatan	201	10,125.48	7,276.25
14-B	Tabaco	221	8,041.21	895.57
14-B	Malinao	249	3,334.38	9,504.04
14-C	Ligao	239	10,396.61	8,784.47
15-A	Juban	223	9,928.54	9,600.00
16-A	Naujan	200	1,763.32	2,962.38
17-A	Ivisan	228	3,490.33	....
17-B	Pilar	248	5,290.85	9,468.07
18-A	San Jose	216	1,598.66	33.53
18-B	Sibalom	247	6,768.68	9,554.01
19-A	Pototan Extension	222	3,297.22	....
19-A	Dingle	246	5,134.04	6,440.31
19-A	San Miguel	254	....	2,799.83
20-A	Cauayan	193	4,251.70	....
22-A	Barili	219	9,699.96	6,213.07
22-A	Ormoc	256	....	2,570.98
23-A	Tacloban	220	9,339.54	4,155.04
23-A	Catbalogan	255	....	3,826.83
24-A	Tagbilaran	235	7,345.48	4,900.00
25-A	Surigao	234	11,050.00	8,999.49
27-A	Cagayan de Sulu	237	10,887.95	9,001.37
28-A	Misamis	240	9,572.33	7,912.89
32-A	Tapul	236	9,568.61	5,972.94
32-A	Pata	257	....	1,731.83
33-A	Cuyo	229	9,535.13	7,907.76
	Totals	......	268,378.39	236,236.36

Cadastral Land Survey Costs.

The total cost of cadastral surveys from 1910 to December 31, 1927, and 1928, respectively, is briefly summarized as follows:

	1927	1928
IN PROGRESS, BUREAU OF LANDS		
a. In the field	₱1,112,629.87	₱1,032,249.26
b. In the Manila Office	742,882.20	895,517.64
Total in the Bureau of Lands	1,855,512.07	1,927,766.90
IN PROGRESS, COURTS OF FIRST INSTANCE		
c. Filed in court	5,803,296.66	6,083,270.48
d. Projects finally decreed	2,107,005.66	4,834,777.20
Total in courts	7,910,302.32	10,918,049.68
GRAND TOTAL	9,765,814.39	11,845,814.58

THE SCHOOL OF SURVEYING

The Academic Year 1927–1928.

During the academic year 1927–1928, there were 36 students enrolled in the School of Surveying, 18 in the first-year class and 18 in the second-year class. Of the latter number 7 graduated in March, 1928, with the degree of Associate in Surveying.

At the beginning of the academic year 1928–1929, there were in all 63 students enrolled in the school, 34 of whom were in the first-year class and 29 in the second-year class.

At the end of the first semester of the academic year 1928–1929, 16 students were requested to withdraw from the school, because they were found unfit to continue the course. Most of these have been allowed to engage in computation work in the Bureau of Lands.

Curriculum.

After three years of actual trial, no changes in the subjects of study were deemed necessary. The curriculum, as recommended by the Committee and approved by the Faculty of the College of Engineering of the University of the Philippines, is as follows:

FIRST YEAR

First Semester

Mathematics 0	3	0	3
Mathematics 11	5	0	5
English 1	3	0	3
Civil Engineering 211	2	6	4
Drawing 111	0	6	2
English Lecture	1	0	0
Totals	14	12	17

Second Semester

Mathematics 12	3	0	5
Civil Engineering 221	2	6	4
English 1	3	0	3
Drawing 121	0	6	2
Elementary Law	2	0	2
Mining Law	1	0	1
Totals	13	12	17

SECOND YEAR

First semester

Civil Engineering 311	1	3	2
Spanish 1	3	0	3
Public Land Laws	2	0	2
Law of Property	2	0	2
Isolated Land Surveys and Computations	2	9	5
Cadastral Land Surveys 211	1	6	3
Totals	11	18	17

Second Semester

Civil Engineering 321	1	3	2
Geology 13	3	0	3
Spanish 1	3	0	3
English 7	2	0	2
Survey Accounting	1	0	1
Cadastral Land Surveys 211	1	6	3
Land Registration	2	0	2
Mapping	0	3	1
Totals	13	12	17

Instructors and Lecturers.

The Bureau of Lands has assigned two instructors to teach the surveying subjects in the school. These were: Mr. Numeriano Montes, who is administratively in charge of the school in addition to his duties as instructor, and Mr. Casimiro Panajon. The engineering students are also taught by these instructors on subjects related with surveying.

The following officials of the Bureau of Lands were designated to lecture on the subjects indicated hereon:

Mining Laws:
Mr. Demetrio Andres, Chief, Mineral Lands Division.
Law of Property:
Mr. Pascual R. Pimentel, Assistant Chief, Land Registration Section, Law Division.
Public Land Laws:
Mr. Faustino Reyes, Chief, Public Lands Division, and Mr. Donato S. Conti, Special Attorney, Law Division.
Elementary Law:
Mr. Donato S. Conti, Special Attorney, Law Division.
Survey Accounting:
Mr. Ladislao Palma, Chief, Accounting and Property Division.

Due to the transfer of Mr. Faustino Reyes to the Department of Agriculture and Natural Resources during the latter part of the year, Mr. Donato S. Conti was assigned to lecture on Public Land Laws in addition to Elementary Law.

The foregoing special lecturers receive no extra compensation for their services.

LAND SURVEYORS

Certificates of Proficiency Issued for the Last Five Years.

The number of certificates of proficiency issued yearly, from 1924–1928, pursuant to the provisions of Administrative Order No. 8, is as follows:

Issued to—	1924	1925	1926	1927	1928	Totals
Public land surveyors	121	21	2	17	9	170
Private land surveyors	18	14	15	21	16	84
Deputy public land surveyors	34	16	16	24	17	107
Cadastral land surveyors	34	2	4	0	1	41
Sectional deputy cadastral land surveyors	0	0	0	2	1	3
Deputy cadastral land surveyors	10	6	4	9	3	32
Mineral land surveyors	16	0	0	0	0	16
Deputy mineral land surveyors	1	0	0	0	1	2
Totals	234	59	41	73	48	455

Qualified Private Land Surveyors.

From October 16, 1908, to February 29, 1924, when Administrative Order No. 8 was originally promulgated, surveyors engaged in private practice were designated as "qualified private surveyors." Upon the promulgation, however, of Administrative Order No. 8, the designation was changed to "private land surveyor." From 1924 to 1928, there were issued 19 certificates under the new designation, most of which were renewals of the old certificates.

Deputy Mineral Land Surveyors.

Prior to the original promulgation of Administrative Order No. 8, land surveyors engaged in private practice and authorized to execute mineral land surveys were designated as deputy mineral land surveyors. During the year 1928, 5 persons were granted certificates as deputy mineral land surveyors.

Private Land Surveyors in Active Practice.

There are in all 163 private land surveyors in active practice in various parts of the Philipine Islands. A few of them are maintaining offices in more than one province.

PRIVATE LAND SURVEYORS' BOARD

The members of the Fourth Private Land Surveyors' Board created pursuant to the provisions of paragraph 31 of Circular No. 1 of the Bureau of Lands to function during the year 1928, are as follows:

Mr. Nicolas E. de Guzman, Chairman.
Mr. Jose Samaniego, Secretary.
Mr. Demetrio Vicente, Member.
Mr. Raymundo Kagahastian, Member.
Mr. Ambrosio F. Zamora, Member.

Administrative Cases Handled by the Board.

The Fourth Private Land Surveyors' Board acted upon and disposed of, during the year covered by this report, 4 administrative cases left pending at the close of the year 1927, and 11 new cases referred to it for action during 1928. At the close of the year ending December 31, 1928, there were 16 administrative cases left pending action by the board. Most of these cases involved irregularities in the performance of the duties of private land surveyors, and violations of the existing Bureau of Lands rules and regulations.

Surveyors' Examinations Conducted by the Board.

On July 12, 13, and 14, 1928, a deputy cadastral land surveyor examination was given by the board, and on May 24, 25 and 26 of the same year, a private land surveyor examination was also given by the board.

MISCELLANEOUS

Cadastral Map Sheets Projected.

All land surveys are platted upon sheets comprising an area of two minutes of arc in latitude and in longitude, on a standard scale of 1:4000. The number of sheets projected during the years 1927 and 1928, are 328 and 154, respectively.

The total number of cadastral map sheets projected since the beginning to December 31, 1928, including those sent to the field is shown in the following table:

CADASTRAL MAP SHEETS

Scale 1:4000

Provinces	Maps for each province	Projected to January 1, 1928	Projected during 1928	Total to December 31, 1928	Sent to the field
Abra	347	63	....	63	....
Agusan	947	53	....	53	....
Albay	468	235	10	245	7
Antique	307	127	5	132	....
Bataan	122	92	....	92	5
Batangas	311	173	8	181	....
Bohol	369	99	12	111	....
Bukidnon	962	11	....	11	....
Bulacan	210	154	1	155	....
Cagayan	726	124	4	128	25
Camarines Norte	216	111	5	116	....
Camarines Sur	481	200	9	209	....
Capiz	350	192	5	197	....
Cavite	94	77	....	77	....
Cebu	440	309	4	313	....
Cotabato	2,123	146	2	148	....
Davao	1,842	231	6	237	....
Ilocos Norte	323	141	3	144	12
Ilocos Sur	278	176	2	178	....
Iloilo	426	277	24	301	4
Isabela	898	253	3	256	21
Laguna	230	153	2	155	....
Lanao	488	20	1	21	....
La Union	134	109	....	109	....
Leyte	770	312	6	318	....
Manila, 1:500	262	208	....	208	....
Marinduque	106	14	3	17	....
Masbate	468	189	1	190	....
Mindoro	907	224	4	228	....
Misamis	399	142	3	145	....
Mountain	1,566	108	1	109	....
Negros Occidental	677	443	....	443	....
Negros Oriental	554	159	3	162	....
Nueva Ecija	503	303	1	304	22
Nueva Vizcaya	804	82	1	83	....
Palawan	2,314	156	....	156	....
Pampanga	217	189	1	190	1
Pangasinan	460	333	4	337	2
Rizal	225	137	1	138	....
Romblon	179	58	....	58	....
Samar	1,237	60	3	63	18
Sorsogon	214	83	6	89	....
Sulu	854	151	....	151	....
Surigao	602	73	....	73	....
Tarlac	273	201	....	201	....
Tayabas	1,032	565	5	570	20
Zambales	344	220	4	224	....
Zamboanga	1,390	160	1	161	....
Totals	29,439	8,096	154	8,250	138

Inspection and Certification of Transits.

During the year 1928, 24 transits submitted by importers and private owners were inspected and certified to as possessing the required specifications.

Testing and Certification of Tapes.

During the year covered by this report there were 150 tapes of different makes tested and approved for use in the primary, secondary, and tertiary traverses.

The standard adopted for the approval of tapes is 27° Centigrade, which is the mean temperature of the Philippines. However, recognizing that there must be some variations, a limit of tolerance of 5° Centigrade above and below the standard has also been adopted so that tapes used for primary, secondary, and tertiary traverses must be of standard length at any temperature from 22° to 32° Centigrade. Tapes which are of standard length at temperature higher than 32° Centigrade or lower than 22° Centigrade may only be used in connection with primary and secondary traverses where correction for temperature must be made.

Blueprinting.

As a result of the unification of blueprinting work, accurate data are now available as to costs, etc. Stated in brief, the cost and sale prices of blueprints produced during the year 1928 were as follows:

Blueprints	Prices		Profit
	Sales	Cost	
Class A	₱4,756.93	₱2,942.75	₱1,814.18
Class B	7,480.10	4,799.50	2,680.60
Class C	....	....	....
Totals	12,237.03	7,742.25	4,494.78

Class A.—All blueprints ordered or requested by individuals or organizations, for which charges are collected direct from the individuals or organizations ordering or requesting them.

Class B.—All blueprints of cadastral and isolated land surveys executed by the Bureau of Lands, payments for which are charged to the gross costs of the corresponding survey projects.

Class C.—All blueprints prepared for the purpose of keeping the same in stock for sale to interested private parties.

In addition to the three classes of blueprints, the cost of which is reimbursable with a wide margin of profit to the Bureau, there are two other classes of blueprints which are not reimbursable.

BLUEPRINT COSTS

Class D	₱29.40
Class E	5,915.26
Total	5,944.66

Class D.—All blueprints prepared for free distribution to such bureaus or offices of the Insular Government and offices of the provincial and municipal governments as may ask for them.

Class E.—All blueprints prepared for official use in the Bureau of Lands in connection with land investigations, registration cases, reports, charts, tables, statistics, and other similar public purposes.

The results of the yearly blueprint operations from January 1, 1925 to 1928, are as follows:

Year	Sales price	Cost
1925	₱15,243.73	₱11,798.93
1926	12,137.43	10,169.43
1927	11,860.42	11,048.93
1928	12,237.03	13,686.91

Apportionment of Cadastral Costs.

The Philippine Legislature promulgated Act No. 3337 which provided that the costs of survey, monumenting, and registration in a cadastral case be apportioned among the lots in accordance with the square root of the area, and that the Director of Lands shall make this apportionment. As a result of this new law, all cadastral cases in which the order of apportionment of costs had not been entered by the court prior to December 7, 1926, had to be acted upon by the Director of Lands. There were received during the year 1928, from the General Land Registration Office for cost distribution over 400 of such cases, involving a total of 312,472 lots, among which the sum of ₱4,411,589.94 were distributed.

ADMINISTRATIVE SETTLEMENT OF CONFLICTS, LAND REGISTRATION AND OTHER LEGAL WORK

CLAIMS AND CONFLICTS

Orders of Investigation and Reinvestigation.

The following table shows the total number of orders of investigation and reinvestigation issued during the years 1927 and 1928, as well as that of reports returned for being defective or incomplete:

Year	Total number of orders
1927	2,534
1928	2,404

Disposition of Claims and Conflicts.

In comparison with the 956 decisions promulgated during the year 1927, in which there were involved 980 claims of private persons and 1,574 public land applications, this Bureau rendered during the year 1918, 1,033 decisions, involving 947 claims of private persons and 1,676 public land applications. In other words, there were decided in 1928, 77 cases more than in 1927.

Disposition of Motions or Petitions for Reconsideration.

The number of orders granting or denying requests for reconsideration as well as that suspending the effects of decisions and executing such decisions during the years 1927 and 1928 is shown in the following table:

	1927	1928
Orders suspending effects of decisions	73	67
Orders granting requests for reconsideration of decisions and ordering investigations	22	25
Orders dismissing requests for reconsideration of decisions	93	130
Orders of execution of decisions	17	26

Appeals to the Department.

The number of cases appealed to the Department in 1928 as compared with that of 1927 is shown in the following table:

Year	Number of cases either affirmed or left intact	Number of cases remanded	Number of cases reversed	Number of cases modified	Total
1927	62	....	2	8	70
1928	69	6	3	1	79

Study and Preparation of Opinions on Legal Queries.

The following table shows the number of opinions rendered by the Director of Lands on legal matters referred to this Bureau for the last five years:

Year	Number of opinions
1924	46
1925	40
1926	37
1927	34
1928	23

The opinions rendered dealt mostly on the interpretation and application of the provisions of the Public Land Act and amendments thereto.

Comment on Bills Referred to this Bureau.

During the year 1928, there were referred to this Bureau for comment 28 bills presented to the Philippine Legislature, as against 21 bills referred to this Office in 1927. Most of the bills referred to this Bureau for comment dealt mostly on matters affecting the functions and activities of the Bureau of Lands or which have some relations to public land.

The titles of the bills commented upon in 1928 is shown in the enumeration that follows:

(1) Senate bill, entitled: "Ley que crea un fondo especial permanente destinado para la apertura, construcción y conservación de carreteras al través de los terrenos de dominio del Estado, dispone su mantenimiento y destina fondos al efecto."

(2) S. B. No. 33, entitled: "An Act authorizing the Secretary of Agriculture and Natural Resources to sell certain lands of the private domain of the Government of the Philippine Islands."

(3) H. B. No. 521, entitled: "An Act endowing the University of the Philippines with portions of lands of the public domain for additional support and maintenance, and for other purposes."

(4) H. B. No. 876, entitled: "An Act amending section three hundred and seventy-nine and three hundred and eighty of the Administrative Code."

(5) H. B. No. 1822, entitled: "An Act creating a Board of Agricultural Colonies and defining its duties and powers and making an appropriation for agricultural colonies."

(6) H. B. No. 1082, entitled: "An Act creating the Philippine Tax Commisison and Provincial Equalization Boards in order to secure equality and uniformity in real property taxation in the Philippine Islands, and for other purposes."

(7) Bill prepared by the Director of Public Works, entitled: "An Act to authorize the sale or lease of reclaimed lands under certain conditions and to create a reimbursable fund with the proceeds of such sales for the construction of port works."

(8) S. B. No. 20, entitled: "Ley que concede préstamos a los graduados en las escuelas de agricultura de la Oficina de Educación y de la Universidad de Filipinas y en los institutos agrícolas acreditados, crea una junta insular de préstamos agrícolas, que es la que ha de conceder los préstamos que se prescriben en esta Ley, y que provee a otros fines."

(9) S. B. No. 49, entitled: "Ley que facilita y fomenta la colonización de los terrenos públicos actualmente desocupados, apropriando la suma de un millón de pesos para dicho fin y que provee a otros fines."

(10) H. B. No. 596, entitled: "Ley que enmienda los artículos treinta y cuatro, treinta y siete y cuarenta de la Ley Número Dos mil ochocientos setenta y cuatro, conocida por 'Ley de Terrenos de Dominio Público.' "

(11) H. B. No. 880, entitled: "Ley que reforma la Ley de Amillaramiento, sección cuarta, capítulo diecisiete del Código Administrativo, dispone el pago de la contribución territorial a plazos, facilita la recompra y la venta de bienes raíces embargados por morosidad, y traspasa la administración de dichos bienes del Director de Terrenos a los tesoreros provinciales, y para otros fines."

(12) H. B. No. 978, entitled: "Ley que enmienda los artículos treinta y cuatro, treinta y siete y cuarenta de la Ley Número Dos mil ochocientos setenta y cuatro, conocida por 'Ley de Terrenos de Dominio Público,' en el sentido de declarar disponible para arrendamiento, sin límite, en cuanto a su extensión superficial, cualquiera parcela de terreno público agrícola, y provee a otros fines."

(13) H. B. No. 1227, entitled: "An Act to amend section forty of Act Numbered Twenty-eight hundred and seventy-four granting a lessee the right to be paid for the value of the improvements, placed by him upon the land leased in case it is sold to other persons."

(14) S. B. No. 8, entitled: "Ley que limita la extensión de terreno o terrenos que pueden ser adquiridos por una persona natural o jurídica."

(15) S. B. No. 24, entitled: "An Act granting portions of the public domain to the University of the Philippines and for other purposes."

(16) H. B. No. 1066, entitled: "Ley que dispone la compra de tres haciendas en San Pedro Makati, Provincia de Rizal, para venderlas por parcelas a los terratenientes."

(17) H. B. No. 1127, entitled: "Ley que reforma el inciso (*a*) del artículo dieciocho de la Ley Número Dos mil doscientos cincuenta y nueve titulada 'Ley que dispone un procedimiento especial para fijar y declarar el dominio del suelo' tal como está enmendada por las Leyes Números Dos mil trescientos treinta y ocho, Dos mil quinientos cincuenta y ocho, Tres mil ochenta y uno y Tres mil trescientos treinta y siete, autorizando a las Provincias y municipios o distritos municipales a pagar su parte de costas por expedientes de registro y medición catastral en plazos iguales, dentro de un período de cinco años, sin interés alguno."

(18) H. B. No. 1263, entitled: "Ley que fija durante cierto período, en cinco pesos por hectárea pagaderos en diez años, el precio máximo de los terrenos agrícolas ubicados en Mindanao y Mindoro cuando se vendan a ciudadanos filipinos."

(19) H. B. No. 1230, entitled: "An Act to amend section thirty-eight of Act Numbered four hundred ninety-six of the Philippine Commission of nineteen hundred two known as the "Land Registration Act" providing for the adjudication and registration of titles to lands in the Philippine Islands."

(20) H. B. No. 1047, entitled: "Ley que enmienda el artículo dos mil cuatrocientos cuarenta y cuatro del Código Administrativo Revisado, reglamentando y fijando los derechos de licencia para buhoneros y toda clase de vendedores, así como las otras industrias y ocupaciones y autorizando a la Junta Municipal de Manila para conceder el privilegio exclusivo de pesquerías dentro de las aguas de la Ciudad de Manila."

(21) S. B. No. 151, entitled: "Ley que enmienda los artículos uno, dos y cinco de la Ley Número Tres mil trescientos setenta y uno, titulada 'Ley

que autoriza al Director de Terrenos para vender ciertos lotes situados en los barrios de San Roque, Tinago, Tejero y Panting, en la Ciudad de Cebú, a sus primitivos poseedores y reclamentes o causahabientes y que provee a otros fines."

(22) H. B. No. 1382, entitled: "Ley que autoriza al Director de Terrenos para vender ciertos lotes situados en los barrios de San Roque, Tinago, Tejero y Panting, en la Ciudad de Cebú, a sus primitivos poseedores y reclamantes o causahabientes y que provee a otros fines."

(23) H. B. No. 1003, entitled: "An Act authorizing the Governor-General to appoint a committee to take charge of the investigation of controversies between the owners and tenants of large estates appropriating funds therefor and for other purposes."

(24) H. B. No. 335, entitled: "An Act to amend section nineteen of Act Numbered Eleven hundred and twenty providing for the transfer from the Bureau of Lands to the Bureau of Public Works of the control, operation and maintenance of the irrigation systems of Friar Lands Estate, and for other purposes."

(25) H. B. No. 641, entitled: "Ley prescribiendo que tan pronto sea aprobada una solicitud de *homestead* se expida al solicitante el certificado de título de propiedad sobre el terreno solicitado mediante ciertas condiciones, reformando a este fin el capítulo cuarto de la Ley Número Dos mil ochocientos setenta y cuatro, conocida comúnmente por Ley de Terrenos del Dominio Público."

(26) H. B. No. 841, entitled: "An Act to amend section forty-two of Act Numbered Twenty-eight hundred and seventy-four; as amended by Acts Numbered Thirty-one hundred and sixty-four and Thirty-hundred and nineteen, known as Public Land Act."

(27) H. B. No. 989, entitled: "An Act to create endowments for public schools, to allot fractional part of the public domain for such endowments and devote thereto part of all moneys secured from lease, bounty, exploitation or other governmental properties opened for disposal by lease, settlement, exploitation or otherwise; to regulate the formation and the disposition of the endowments and for other purposes."

(28) H. B. No. 848, entitled: "An Act to amend sections twelve, fourteen, nineteen, twenty-two, thirty, thirty-three, thirty-four, thirty-six, thirty-seven, thirty-eight, thirty-nine, forty, sixty, sixty-one, sixty-two, sixty-four, sixty-five, seventy-six, eighty-two, eighty-six, one hundred-three, one hundred fourteen, one hundred sixteen, one hundred nineteen, and one hundred twenty-five, of Act Numbered Two thousand eight hundred and seventy-four, known as the Public Land Act.

Laws Enacted in 1928 Affecting the Bureau of Lands.

The following is a list of acts passed by the Philippine Legislature affecting the Bureau of Lands:

(1) *Act No. 3517.*—An Act to amend sections twelve, fourteen, nineteen, twenty-two, thirty, thirty-three, thirty-four, thirty-six, thirty-seven, thirty-eight, thirty-nine, forty, sixty, sixty-one, sixty-two, sixty-four, sixty-five, seventy-six, eighty-two, eighty-six, one hundred three, one hundred fourteen, one hundred sixteen, one hundred nineteen, and one hundred twenty-five of Act Numbered two thousand eight hundred seventy-four, known as Public Land Act.

(2) *Act No. 3430.*—An Act to amend section one of Act Numbered Twenty-seven hundred and twenty-two, entitled "An Act to provide for the reservation of certain lands of the public domain on the island of Sulu, the usufruct thereof to be granted to the Sultan of Sulu and his heirs," as amended by Act Numbered Thirty-one hundred and eighteen.

(3) *Act No. 3465.*—An Act to amend subsection (*a*) of section eighteen of Act Numbered Twenty-two hundred and fifty-nine, entitled "An Act providing certain special proceedings for the settlement and adjudication of land titles," as amended by Acts Numbered Twenty-three hundred and thirty-eight, Twenty-five hundred and fifty-eight, Three thousand and eighty-one, and Thirty-three hundred and thirty-seven authorizing provinces and municipalities or municipal districts to pay their share of the cost of registration proceedings and cadastral surveys in equal installments within a period of five years without any interest.

(4) *Ley No. 3468.*—Ley que autoriza al Director de Terrenos para vender ciertos lotes situados en los barrios de San Roque, Tinago, Tejero y Panting, en la Ciudad de Cebú, a sus primitivos poseedores y reclamantes o causahabientes y que provee a otros fines.

(5) *Ley No. 3473.*—Ley que enmienda los artículos uno, dos y cinco de la Ley Número tres mil trescientos setenta y uno, titulada "Ley que autoriza al Director de Terrenos para vender ciertos lotes situados en los barrios de San Roque, Tinago, Tejero y Panting, en la Ciudad de Cebú, a sus primitivos poseedores y reclamantes o causahabientes y que provee a otros fines."

(6) *Act No. 3516.*—An Act to amend section three and to repeal section fifteen of Act Numbered Twenty-seven hundred and nineteen, known as the Coal Land Act.

LAND REGISTRATION

Cadastral Cases Filed During the Year 1928.

After all computation, drafting and clerical work has been completed on a cadastral case, it is filed in court for land registration purposes. During the year the following cases have been filed:

(*a*) PURSUANT TO ACT 2259

Province and municipality	Cadastral and case number	Number of lots	Area in hectares	Date filed in court	Date of survey inauguration
ANTIQUE:					
San Jose	216–1	646	319	10–12–28	February, 1925.
Do	216–2	881	1,202	10– 3–28	Do.
Do	216–3	901	715	10– 9–28	Do.
Do	216–4	950	932	10– 8–28	Do.
Do	216–5	827	1,001	10– 5–28	Do.
Do	216–6	922	895	10–12–28	Do.
Do	216–7	935	2,052	10–12 28	Do.
Do	216–8	863	5,028	10– 8–28	Do.
Do	216–9	957	812	11– 3–28	Do.
Do	216–10	913	3,726	11– 3–28	Do.
CAPIZ:					
Panitan	213–1	270	114	4– 2–28	January, 1925.
Do	213–2	866	1,751	4–11–28	Do.
Do	213–3	870	3,026	4–16–28	Do.
Do	213–4	849	1,894	4–16–28	Do.
Do	213–5	793	2,590	4–13–28	Do.
Ivisan	228–1	839	2,356	11–16–28	June, 1926.
Do	228–2	995	2,723	11–14–28	Do.

(*a*) PURSUANT TO ACT 2259—Continued

Province and municipality	Cadastral and case number	Number of lots	Area in hectares	Date filed in court	Date of survey inauguration
MINDORO:					
Naujan	200–1	349	212	11–12–28	September, 1923.
Do	200–2	811	3,248	11– 5–28	Do.
Do	200–3	898	5,820	11– 9–28	Do.
Do	200–4	868	4,928	10–26–28	Do.
Do	200–5	854	4,982	11– 6–28	Do.
NUEVA VIZCAYA:					
Bayombong	45–Ext–4	867	1,651	2–20–28	October, 1924.
NEGROS OCCIDENTAL:					
Cauayan	193–1	911	2,923	12–26–28	June, 1924.
Do	193–2	716	3,959	12–26–28	Do.
Do	193–3	949	5,559	12–26–28	Do.
PANGASINAN:					
Dagupan	217–1	871	217	5–25–28	February, 1924.
Do	217–2	942	261	5–28–28	Do.
Do	217–3	877	326	8–24–28	Do.
Do	217–4	816	528	5–28–28	Do.
Do	217–5	895	248	4–24–28	Do.
Do	217–6	920	233	5–28–28	Do.
Do	217–7	907	490	6– 4–28	Do.
Do	217–8	859	903	7– 6–28	Do.
Do	217–9	938	424	9–19–28	Do.
Do	217–10	984	757	9–20–28	Do.
ILOILO:					
Pototan	222–4	897	1,942	11–19–28	November, 1925.
Do	222–5	921	2,296	12–13–28	Do.
Do	222–6	909	2,756	12–13–28	Do.
Do	222–7	860	1,432	12–13–28	Do.
Do	222–8	911	1,872	12–13–28	Do.
TAYABAS:					
Calauag	206–3	881	2,514	3–13–28	May, 1924.
Do	206–4	890	5,022	2–25–28	Do.
Do	206–5	601	26,652	3–24–28	Do.
Totals	44 cases	36,979	113,291	....	....

(*b*) UNDER ACTS NOS. 2989 AND 3327

TAYABAS:					
Lopez	Psc–1–10	373	1,057	2–16–28	August, 1928.
Do	Psc–1–11	134	307	2–16–28	Do.
Do	Psc–1–12	692	4,447	6–27–28	March, 1927.
Do	Psc–1–13	567	997	7– 6–28	July, 1927.
LEYTE:					
Baybay	Psc–5–2	1,029	983	9– 3–28	June, 1927.
Do	Psc–5–3	1,246	1,103	8– 2–28	July, 1927.
Do	Psc–5–4	1,231	1,901	11–13–28	Do.
Do	Psc–5–5	902	2,305	11–13–28	Do.
Jaro	Psc–8–1	640	49	10–12–28	May, 1927.
CEBU:					
Opon	Psc–11–1	872	442	4–11–28	August, 1927.
Do	Psc–11–2	1,180	981	10–23–28	November, 1927.
ILOILO:					
Dueñas	Psc–12–1	762	1,136	10–12–28	September, 1927
Totals	12 cases	9,628	15,708	....	....

The total number of cases filed during the year, with the corresponding total number of lots and areas, is given in the following table:

Survey under—	Cases	Lots	Area in hectares
Act No. 2259	44	36,979	113,291
Acts Nos. 2989 and 3327	12	9,628	15,708
Totals	56	46,607	128,999

The surveys executed pursuant to the provisions of Act 2259 have been the work of cadastral land surveyors, and those executed pursuant to the provisions of Acts 2989 and 3327, have been the work of deputy cadastral land surveyors.

Cases Filed and Decreed for the Last 19 Years.

There were filed for the last 19 years 776 cadastral cases involving 642,537 lots with an area of 2,276,550 hectares, of which the courts were able to dispose of, during the corresponding period, only 410 cases, involving 328,479 lots, with an aggregate area of 1,266,557 hectares.

The following comparative table shows the number of cases filed and decreed each year for the last 19 years, with their corresponding number of lots and areas:

Year	Number ef cases		Lots involved		Area embraced	
	Filed	Decreed	Filed	Decreed	Filed	Decreed
1910	1	....	1,070	....	604	....
1911	5	2	3,120	1,788	2,974	757
1912	13	4	9,027	2,493	13,037	3,206
1913	22	6	14,357	4,637	6,752	8,726
1914	59	5	47,802	2,386	52,790	1,889
1915	32	10	19,404	2,974	144,464	6,263
1916	19	51	10,911	36,921	86,195	122,269
1917	18	23	14,570	14,611	91,815	63,994
1918	28	19	18,000	10,647	56,432	41,831
1919	20	13	13,063	10,257	64,752	53,522
1920	49	29	36,249	25,994	89,595	45,823
1921	121	14	112,361	9,333	401,987	31,357
1922	67	29	82,274	21,746	230,160	154,790
1923	65	26	66,904	14,351	380,021	128,244
1924	68	14	48,274	11,928	188,662	36,791
1925	43	71	29,176	78,606	126,850	225,544
1926	44	20	33,857	15,977	147,821	164,823
1927	47	47	35,511	41,750	62,640	94,284
1928	56	27	46,607	21,835	128,999	81,557
Totals	776	410	642,537	328,479	2,276,550	1,266,557

As may be seen from the foregoing table, there were pending in court on December 31, 1928, 366 cadastral cases involving 314,058 lots, with a total area of 1,009,993 hectares. With the appointment of the 10 additional auxiliary judges of courts of first instance to take care of the land registration cases, it is expected that the cadastral cases which have accumulated for the last 19 years would be soon cleaned up.

Filing and Prosecution of Compulsory Registration Cases.

The number of petitions prepared and filed during the year 1928 by this Office under the provisions of section 50 and 85 of the Public Land Law (Act No. 2874) for the purpose of testing and determining the title of any person having claims to the lands, is 30 involving 225 lots with a total area of 30,051.3785 hectares, located in 19 provinces, as against the 30 petitions filed in the year 1927, involving 228 lots with a total area of 11,142.5667 hectares, located in 22 provinces. The following table shows in detail the volume of work accomplished under this item during the year 1928:

Province and name of cadastre	G. L. R. O. Cad. Rec. No.	Date filed	Lots comprised	Area in hectares
ABRA:				
Langiden, Swo-10603		5-29-28	1	5.5009
BATANGAS:				
Batangas, Psu-51085, Sheets Nos. 1 and 2		10-24-28	4	.5378
BOHOL:				
Tagbilaran, Swo-10527		2-14-28	3	2.0500
BUKIDNON:				
Malaybalay, Ig-254		1-27-28	1	.2286
CAGAYAN:				
Tuao, Ig-258		8-20-28	1	6.5506
CAMARINES SUR:				
Calabanga and Pamplona, Ig-253		2-25-28	5	73.2885
Sipocot and Libmanan, Psu-59988-1-3 and Psu-60369-1-3		8-21-28	87	39.9789
Pamplona and Libmanan, Psu-58935-Sheets 1 and 2 and Psu-59191-Sheets 1 and 2		5- 4-28	61	29.3911
CEBU:				
Cebu, Ig-268		9-21-28	1	.0492
COTABATO:				
Kiamba, Pr-114		2-13-28	1	1.0000
Kabakan and Kidapawan, Swo-10373		3-19-28	4	51.3845
Silik, Ig-265, AC-5, Swo-10271		11- 8-28	1	31.4195
Cotabato, Pr-132		9- 5-28	1	14.5600
Pikit Pagalungan, Pr-116		7- 6-28	1	.0744
Glan, Swo-10103		11-26-28	10	.9200
DAVAO:				
Lupon, Ts-53		11-26-28	1	22.5021
ILOCOS NORTE:				
Laoag, Ig-271		9-24-28	1	.4558
ILOILO:				
Janiuay, Mr-129		9-19-28	5	2.5451
Balasan, Ig-255		12-24-28	1	6.3656
ISABELA:				
Gamu, Ilagan, Tamauini, Cabagan, Pld-2		4-25-28	1	28,101.6891
Santiago, Ir-275		9-24-28	1	203.4395
LANAO:				
Iligan, Mr-137		2-23-28	1	2.0955
MOUNTAIN PROVINCE:				
La Trinidad, Pr-113		2-21-28	15	579.0390
La Trinidad, Mn-78, Mn-78-Amd., Mn-78-3		12-24-28	6	659.7328
La Trinidad, Psu-31107		5-31-28	2	7.5347
ORIENTAL NEGROS:				
La Libertad, II-13268 Sheet No. 3		5- 4-28	3	1.9800
RIZAL:				
Pasig, Mr-152-D		9-26-28	1	3.5461
SULU:				
Panamao, Swo-10900 (In-137)		12-24-28	1	4.9793
TARLAC:				
Mayantoc, Swo-10616		4- 9-28	1	130.2652
Tarlac, Ig-267		7-11-28	3	68.2747
Totals			225	30,051.3785

The number of compulsory registration cases filed since the year 1920 to 1928 inclusive is shwon in the following list:

Year	Petition filed
1920	2
1921	22
1922	25
1923	44
1924	43
1925	32
1926	45
1927	30
1928	30
Total	273

Examination of Records of Applications for the Registration of Lands or for the Judicial Confirmation of Titles thereto.

It has been the practice of the courts to refer to the Bureau of Lands for examination the applications filed for the purpose of registering the applicant's titles to the lands involved therein. As against the 1,469 applications examined in 1927 involving 25,074.3124 hectares, there were examined in 1928 2,340 applications, involving 39,668.9345 hectares. A more detailed statement of the work done under this item is as follows:

Applicant	Number of applications
Private individuals	2242
Corporations and associations	28
Provincial governments	7
Municipal governments and municipal districts	63
Total	2,340

Province	No opposition	Area in hectares	With opposition	Area in hectares
Abra	10	21.2623	1	37.2922
Agusan	1	20.7846		
Albay	4	207.4753	1	58.9690
Antique	1	1.0201		
Bataan	9	163.2568		
Batangas	47	747.6543	7	769.2457
Bohol	7	37.0090	1	305.3172
Bukidnon	1	1,259.4566		
Bulacan	33	504.2404	4	145.6626
Cagayan	3	439.8978		
Camarines Norte	9	189.8258	5	716.9431
Camarines Sur	48	363.2571	24	3,812.1237
Capiz	1	67.8372	4	1,161.4025
Cavite	5	30.8263	4	271.5144
Cebu	11	308.8372	2	194.2827
Cotabato			1	41.2783
Davao	10	80.5303	7	738.7398
Ilocos Norte	10	30.8048	2	72.6664
Ilocos Sur	4	7.6803		
Iloilo	16	1,306.8936	13	2,510.1439
Isabela	2	4.6345		
Laguna	193	1,420.6662	7	543.5277
Lanao	3	26.7205	1	65.5399
La Union	5	79.2246	1	264.0461
Leyte	9	45.8804	1	116.5667
Manila	3	9.9947		
Marinduque	21	129.1885	1	31.0692
Masbate	1	2.1679	3	1,683.3059
Mindoro	1	80.1417		
Misamis	15	210.8955	4	457.6157
Mountain Province	1	3.0653		
Nueva Ecija	84	872.7923	17	1,520.9904
Nueva Vizcaya	8	11.8009		
Occidental Negros	1	11.0683		
Oriental Negros	4	35.0093		
Pampanga	56	626.1162		340.2581
Pangasinan	1,190	3,860.7631	23	1,306.8306
Rizal	44	121.7299	1	308.3710
Romblon			1	994.5491
Samar	6	66.5184	2	517.1757
Sorsogon	2	45.3767	6	649.2501
Tarlac	40	272.9103	1	31.1928
Tayabas	232	1,521.4711	13	2,360.4683
Zambales	19	625.7267	1	1,700.9069
Zamboanga	3	23.8377	1	45.4383
Totals	2,173	15,896.2505	167	23,772.6840

A comparison of the activity of this Bureau along this work in 1928 with that in 1927 gives the following results:

Items	1928		1927	
	Number of applications	Area in hectares	Number of applications	Area in hectares
		Hectares		*Hectares*
No opposition	2,173	15,896.2505	1,340	9,307.9140
With opposition	167	23,772.6840	129	15,766.3984
Totals	2,340	39,668.9345	1,469	25,074.3124

As may be seen from the comparative table given above, there were more people and entities who went to court in the year 1928 than in the year 1927 for the purpose of perfecting their titles to the lands they claimed. As stated in our last annual report, the number of voluntary registration proceedings for the ensuing years will continue to increase due to the announced policy of our state banking institution to accept as security for loans only lands covered by Torrens title. Although, however, this may mean an increase in the work of this bureau in this line, it is gratifying to note that the Filipinos have realized the full value of Torrens title on which to rely for the peace and tranquility of their possession and ownership.

Government Claims or Oppositions in Registration Proceedings of All Kinds.

There are people who want to amass public lands by filing registration applications although they have absolutely no right thereto. In such cases, the Bureau of Lands never falters in its duty in filing the necessary opposition against such applications. This is especially true when the lands sought to be registered are occupied by public land applicants, whose occupation thereof is more or less authorized by this Office.

The opposition, however, of the Bureau of Lands against registration applications is not systematic in character, in view of the fact that before an opposition is filed, an investigation is first made whether or not the registration applicant has any right to the premises, or whether or not public land applicants occupying the same under the authority of this Office are involved. In the majority of cases, if it has been found that the lands were fully improved by the registration applicants, although not occupied for the length of time prescribed in section 45 of Act No. 2874, opposition is not filed or if one has already been filed, the same is withdrawn. This is especially true when the land involved is less than 24 hectares, the tendency being to allow its occupants to acquire title thereto, without causing the Government expense in the issuance thereof.

Claims Filed under the Cadastral Act.

In comparison with the 59 claims prepared by this Office in 1927 and filed by the Attorney-General under the Cadastral Act, in which there were involved 2,302 lots containing a total area of 38,154.02763 hectares, this Bureau filed through the Attorney-General during the year 1928, 61 claims involving 3,753 lots containing 42,656.15875 hectares.

The following table illustrates in detail the work done under this item during the year 1928:

CLAIMS FILED IN THE COURT OF FIRST INSTANCE UNDER SECTION 1855 OF THE REVISED ADMINISTRATIVE CODE DURING 1928

Province and name of cadastre	G. L. R. O. Cad. Rec. No.	Date filed	Lots comprised	Area in hectares
BATAAN:				
Samal Cad. B. L. Case No. 1	387	10– 8–28	2	.3470
CAPIZ:				
Panitan Cad. No. 213—				
B. L. Case No. 1	903	8–28–28	1	.0226
B. L. Case No. 2	906	8–28–28	7	23.5086
B. L. Case No. 3	907	8–28–28	21	442.8166
B. L. Case No. 4	909	8–28–28	4	19.7860
B. L. Case No. 5	908	8–28–28	14	37.4642
CEBU:				
Opon P. S. Cad. No. 11, B. L. Case No. 1	905	7– 6–28	7	44.4900
COTABATO:				
Dulauan Cad. No. 107—				
B. L. Case No. 1	599	1–24–28	503	7,288.6588
		2–17–28	125	774.6073
B. L. Case No. 2	598	1–25–28	501	6,224.1148
		2–17–28	237	3,193.0499
B. L. Case No. 3	600	1–30–28	181	2,252.5493
		3– 6–28	407	1,937.6703
B. L. Case No. 4	601	1–28–28	242	4,389.5488
		3– 8–28	331	2,530.9326
ILOILO:				
Barotac Nuevo Cad. No. 205, B. L. Case No. 4	688	8–31–28	28	550.9296
MANILA:				
Manila Cad. B. L. Case No. 63	278	1–20–28	1	.40505
		11–16–28	1	41.0806
MARINDUQUE:				
Santa Cruz P. S. Cad. No. 4, B. L. Case No. 1	832	2– 2–28	57	7.5241
NUEVA ECIJA:				
San Antonio Cad No. 198—				
B. L. Case No. 1	673	1– 6–28	3	.0098
B. L. Case No. 2	679	1–18–28	15	30.6863
B. L. Case No. 3	682	1–18–28	19	186.1500
B. L. Case No. 5	683	1–19–28	74	212.1757
Santo Domingo Cadastre, B. L. Case No. 2	545	2–28–28	1	.8017
Lupao Cad. B. L. Case No. 1	342	2–21–28	16	3,128.4194
Lupao Cad. B. L. Case No. 2	343	12–14–28	9	60.7121
Umingan Cad. No. 144, B. L. Case No. 7	863	3– 9–28	12	334.7384
Talavera Cad. No. 67, B. L. Case No. 3	862	3–22–28	14	150.7009
NUEVA VIZCAYA:				
Solano Cad No. 178—				
B. L. Case No. 1	851	1–10–28	14	4.6418
		2–10–28	12	1.8035
B. L. Case No. 2	852	3–16–28	76	977.8602
B. L. Case No. 3	853	3–20–28	122	1,420.9981
Bayombong Cad. No. 45–Ext.—				
B. L. Case No. 3	887	6–13–28	131	1,909.3161
B. L. Case No. 2	888	6–14–28	91	795.6816

CLAIMS FILED IN THE COURT OF FIRST INSTANCE UNDER SECTION 1855 OF THE REVISED ADMINISTRATIVE CODE DURING 1928—Continued

Province and name of cadastre	G. L. R. O. Cad. Rec. No.	Date filed	Lots comprised	Area in hectares
ORIENTAL NEGROS:				
Bacong Cad. –				
B. L. Case No. 1	843	4–28–28	1	.1030
B. L. Case No. 2	844	4–28–28	4	.6169
B. L. Case No. 3	847	4–28–28	7	1.6232
B. L. Case No. 4	846	4–28–28	4	.6896
B. L. Case No. 5	848	5– 4–28	4	2.8208
B. L. Case No. 6	845	4–28–28	29	15.4270
B. L. Case No. 7	849	5– 4–28	21	160.7439
PANGASINAN:				
Dagupan Cad. No. 217—				
B. L. Case No. 2	919	8–24–28	2	.1249
B. L. Case No. 3	920	8–24–28	1	.0073
B. L. Case No. 5	915	8–24–28	1	.0100
B. L. Case No. 9	916	9–19–28	6	3.3513
B. L. Case No. 10	917	9–20–28	3	83.3806
SORSOGON:				
Sorsogon Cad. No. 192—				
B. L. Case No. 1	866	2–20–28	9	5.0574
		12–14–28	5	.3336
B. L. Case No. 2	869	4–30–28	3	1.2448
		5–31–28	58	149.7158
B. L. Case No. 3	875	5– 7–28	29	26.7822
B. L. Case No. 4	872	5– 4–28	36	63.5848
SULU:				
Lapak and Siasi Cadastre, B. L. Case No. 131	492	7– 5–28	5	54.5463
Cagayan de Sulu	811	5–24–28	2	.8976
TAYABAS:				
Lopez P. S. Cad. No. 1—				
B. L. Case No. 9	864	6–13–28	3	3.7324
B. L. Case No. 10	892	7– 2–28	4	63.5808
B. L. Case No. 11	893	7–18–28	1	.0093
B. L. Case No. 12	924	10– 9–28	1	.6190
ZAMBALES:				
Iba Cad. No. 191—				
B. L. Case No. 2	641	7–10–28	48	188.6474
B. L. Case No. 3	642	7–13–28	97	1,671.0472
B. L. Case No. 4	643	7–13–28	90	1,183.2524
Totals			3753	42,656 15875

Claims Filed Under Sections 50 and 85 of Act No. 2874.

In comparison with the 52 claims filed under the provisions of sections 50 and 85 of the Public Land Law (Act No. 2874) in the year 1927, involving 440 lots having a total area of 6,104.9048 hectares, the Director of Lands during the year 1928 filed 62 claims embracing 1,392 lots having a total area of 79,899.4009 hectares. The following table demonstrates the work done in this line during the year 1928:

CLAIMS UNDER COMPULSORY REGISTRATION CASES

Province and name of case	G. L. R. O. Cad. Rec. No.	Date filed	Lots comprised	Area in hectares
ABRA:				
Langiden, Swo–10603		5–29–28	1	5.5009
AGUSAN:				
Butuan and Cabadbaran P. L. Subdivision, B. L. Survey QR–88, Amd–3	802	10–19–28	224	3,096.7700
BATANGAS:				
Batangas, Psu–51085, Shts. 1 and 2		10–24–28	28	.5378

CLAIMS UNDER COMPULSORY REGISTRATION CASES—Continued

Province and name of case	G. L. R. O. Cad. Rec. No.	Date filed	Lots comprised	Area in hectares
BOHOL:				
Tagbilaran, Swo-10527		2-14-28	3	2.0500
BUKIDNON:				
Malaybalay, Ig-254	890	1-27-28	1	.2286
CAGAYAN:				
Tuao, Ig-258		8-20-28	1	6.5506
CAMARINES SUR:				
Calabanga and Pamplona, Ig-253	898	2-25-28	5	73.2885
Sipocot and Libmanan, Psu-59988-1-3 and Psu-60369-1-3		8-21-28	87	39.9789
Baao, Swo-8738	750	9-24-28	2	1,552.6766
Libmanan and Pamplona, Psu-58935 and 59191		5- 4-28	61	29.3911
COTABATO:				
Kidapawan, II-13625	551	1-23-28	2	38.2746
Kitubud, II-13621, II-13879-5				
Banisilan, II-13879-1				
Libungan, II-13879-2, II-13879-3, II-13879-4	550	1-23-28	6	124.5327
Kabakan and Kidapawan, Swo-10373		3-19-28	4	51.3845
Balatican, II-13619				
Koronadal, II-13624				
Buluan, II-13627-1 and 2	558	1-23-28	4	207.5981
Silik, Ig-265, AC-5, Swo-10271		11- 8-28	1	31.4195
Balatican, Psp-2	668	1-26-28	1	24.7031
Awang, II-12966-1, 2 and 3	618	1-25-28	3	32.8750
Kiamba, Pr-114		2-13-28	1	1.0000
Maridagao Valley P. L. Cad. No. 1	801	2- 3-28	667	28,511.3800
Cotabato, Pr-132		9- 5-28	1	14.5600
Pikit Pagalungan, Pr-116		7- 6-28	1	.0744
Glan, Swo-10103		11-26-28	10	.9200
CEBU:				
Cebu, Ig-268		9-21-28	1	.0492
DAVAO:				
Lupon, Ts-53		11-26-28	1	22.5021
ILOILO:				
Janiuay, Mr-129, excluding 1A, 2A-C		9-19-28	5	2.5451
Balasan, Ig-255		12-24-28	1	6.3656
ISABELA:				
Gamu, Ilagan, Tamauini, Cabagan, Pld-2		4-25-28	1	28,101.6891
Santiago, Ir-275		9-24-28	1	203.4390
LAGUNA:				
San Pedro, Ig-248	859	2-18-28	2	181.4994
LANAO:				
Iligan, Mr-137		2-23-28	1	2.0955
MISAMIS:				
Salay, Mr. 123	771	9-18-28	1	1.7052
Tagoloan, Psu-44495	732	9-19-28	1	1.0620
Mambajao, Ir-250	831	9-19-28	1	.0121
MOUNTAIN PROVINCE:				
La Trinidad, Pr-113		2-21-28	15	579.0390
La Trinidad, Mn-78, Mn-78-Amd-2, Mn-28-3		12-24-28	6	659.7328
La Trinidad, Psu-31107		5-31-28	2	7.5347
NUEVA ECIJA:				
San Antonio, Swo-8737	677	1- 6-28	1	15.7298
Carranglan, Psu-44844	726	2-24-28	1	1.2293
Pantabangan, Psu-41443	733	2-24-28	1	1.1359
Pantabangan, Mr-101	703	2-24-28	1	.7733
Pantabangan, Psu-41376	731	2-24-28	1	1.7277
Bongabong, Si-2108	761	2-24-28	1	10.0333
Bongabong, In-162	438	3-19-28	3	3,599.9200
Bongabong, B. L. Cad. 173	602	3-21-28	20	4,426.6703
ORIENTAL NEGROS:				
La Libertad, II-13268, Sht. No. 3	911	5- 4-28	3	1.9800
PANGASINAN:				
Bayambang, Ipd-92	861	1-17-28	182	4,051.8901
RIZAL:				
Pasig, Mr.-152-D.		9-26-28	1	3.5461
SULU:				
Mount Dajo Cad. B. L. Case 2	497	10-10-28	6	3,897.4004
		5-18-28	1	4.0552
		9-27-28	1	27.3419
Panamao, Swo-10900 (In-137)		12- 4-28	1	4.9793

CLAIMS UNDER COMPULSORY REGISTRATION CASES—Continued

Province and name of case	G. L. R. O. Cad. Rec. No.	Date filed	Lots comprised	Area in hectares
SURIGAO:				
Hinatuan, II–3199a	778	5– 9–28	3	.4141
Tago, Psp–24	822	5–25–28	1	27.8447
TARLAC:				
Mayantoc, Swo–10616	....	4– 9–28	1	130.2652
Tarlac, Ig–267	....	7–11–28	3	67.2747
ZAMBALES:				
Iba, II–12830	348	6–20–28	1	1.1079
Masinloc, Ir–190	625	6–20–28	1	1.7912
Castillejos, Mr–83	626	6–20–28	2	1.0974
Botolan, Mr–97	652	6–20–28	1	.2485
Subic, Mr–96	691	6–20–29	1	4.8508
Subic, Psm–59	662	10–29–28	1	1.1281
Totals	....	....	1,392	79,899.4009

Opposition Filed in Voluntary Registration Cases.

As stated somewhere in the preceding paragraph, this Office has consistently opposed, whenever the rights and interests of the Government would be affected, applications for registration of lands by private claimants. But in view of the established policy of the Bureau of Lands of not filing opposition against registration applications which involve lands less than 24 hectares in area, the percentage of oppositions filed with regard to the registration proceedings instituted in court has almost been uniform for the last six years. This policy, however, affords land-grabbers to register small parcels of land occupied and cultivated by homesteaders without opposition on the part of the Bureau of Lands, because no investigation of those lands is being conducted unless the homesteaders notify the Director of Lands that their homesteads are involved in a registration application. But as most of the homesteaders are ignorant, they fail, in the majority of cases, to notify the Director of Lands that their homesteads are being registered by another and they would only know that such has been the case when the registration applicant has secured his Torrens titles thereto and is driving the homesteader from the premises. At this stage, the Bureau of Lands cannot do anything in behalf of the homesteader and no amount of opposition will protect his rights and interests over his homestead.

The number of oppositions filed in voluntary registration cases during the last six years is shown by the following data:

Year	Number
1923	159
1924	167
1925	102
1926	146
1927	129
1928	167
Total	870

Orders of Investigation Previous to Ordinary Registration Cases.

Before the hearing of applications for registration, this Office orders the investigation of the land sought to be registered. This order of investigation may take place either immediately after the survey of the land has been made, that is, before the application for registration is filed, or after the application has been filed in court and notice is received in the Bureau of Lands. During the year 1928 there were issued 358 orders of investigation before the applications for registration were filed, and 75 orders of investigation after the filing of the applications. In other words, previous to the hearing of the registration cases, there were issued during the year 1928, 433 orders of investigation as compared with the 167 orders issued in 1927.

The following table shows in detail the volume of work done during the year 1928 in this line:

Months	Order of investigation		Total
	Previous to filing application	After filing application	
January	3	3	6
February	27	7	34
March	20	4	24
April	33	12	45
May	12	6	18
June	12	2	14
July	34	10	44
August	31	1	32
September	33	7	40
October	64	2	66
November	48	16	64
December	41	5	46
Totals	358	75	433

Court Work Done by the Land Attorneys of the Bureau.

The land attorneys of this Bureau are the ones charged with the duty of representing the Director of Lands not only in the hearing of registration and cadastral cases in which the Government files opposition, but also in civil or criminal cases in which the Bureau of Lands is involved. They also appear in the justice of the peace courts and in the municipal courts of Manila and sometimes in the Supreme Court of the Philippine Islands, handling land cases in collaboration with assistant attorneys of the Bureau of Justice.

Ordinary Registration Cases.

The work of the land and special attorneys of this Bureau along this line may be seen from the data given below. As against the 73 ordinary registration cases in the year 1927, our special and land attorneys handled 67 during the year 1928. The decrease is partly due to the fact that the position vacated by our special attorney in Cabanatuan, Nueva Ecija, since last June, has up to this time not been, and perhaps will never be, filled; and to the further fact that on account of the meager fund allotted for this purpose, provincial fiscals now handle those registration cases which are not very important.

A summary of the ordinary registration cases handled by the land and special attorneys during the year 1928 gives the following result:

Status	Number of cases	
	1928	1927
Won	14	12
Opposition withdrawn or abandoned	7	18
Hearing postponed or to be continued	29	34
Pending	6	8
On appeal	7	....
Lost	4	1
Totals	67	73

Cadastral and Compulsory Registration Cases.

Our records show that in 1927 there were handled 24 cadastral and compulsory registration cases in which 195 lots having a total area of 433.8410 hectares, were declared public land, as against the 31 in 1928, in which 159 lots, having an area of 9,388.1854 hectares, were declared public land. In other words, in 1928 there were more cadastral and compulsory registration cases handled by the land and special attorneys and a greater area declared public land than in the year 1927.

Civil Cases.

As in the previous years, the land and special attorneys in this Bureau handled civil cases not only in the Courts of First Instance but also in the municipal and justice of the peace courts. As against the 93 civil cases handled in 1927, our land and special attorneys handled 99 in the year 1928, or an increase of exactly 6 civil cases. This increase indicates that during the year 1928, our land and special attorneys went to attend court hearings and left their work in the Central Office more often than in the year 1927, a circumstance which shows why the number of claims and conflicts disposed of in the year 1928 were only 77 more than what were released in the year previous thereto.

Criminal Cases.

This Bureau also handled more criminal cases in the year 1928 than in 1927. The records show that in the year 1927, there were only 2 criminal cases handled, while in the year 1928, 5 criminal cases were handled. The following are the criminal cases in which the Bureau of Lands was interested and which were handled by our special attorneys:

1. Criminal case No. 1768, "The People of the Philippine Islands *vs.* Braulio Ignacio" for assault against an agent in authority. Our special attorney appeared for the prosecution in the justice of the peace court of Kawit, Cavite, and was able to establish a prima facie case. Hence, the same was forwarded to the Court of First Instance of Cavite. The fiscal then handled the prosecution, but the case was dismissed because the witness did not appear on time. The fiscal will file another information.
2. Criminal case No. 1769, "The People of the Philippine Islands *vs.* Braulio Ignacio," for "injurias" or insult against an agent in authority. The prosecution was handled by our special attorney and secured the conviction of the accused in the justice of the peace court of Kawit, Cavite, for an imprisonment of one month and ten days. The accused has perhaps appealed to the Court of First Instance.
3. Criminal case in the Justice of the peace court of Maragondon, Province of Cavite, entitled, "The People of the Philippine Islands *vs.* Arcadio Taniag," for violation of Act No. 2152 known as the Irrigation Law. The accused paid a fine of ₱1 and five pesos for costs.
4. Criminal case No. 1157 in the justice of the peace court of Unisan, entitled, "The People of the Philippine Islands *vs.* Francisco de Chavez," for violation of section 2753 of the Administrative Code as amended by Act No. 3077. The accused humbly requested that the criminal complaint filed against him be withdrawn, because he is already willing to vacate the premises and otherwise comply with the decision of the Director of Lands. Hence, a motion was filed wherein the criminal case No. 1157 was dismissed.
5. Criminal case in the justice of the peace court of Gumaca, entitled, "The People of the Philippine Islands *vs.* Julian Villarivera," for violation of section 2753 of the Administrative Code as amended by Act No. 3077. Sentenced to pay ₱50. On appeal, the case was dismissed by Judge Gloria.

An examination of the results of the registration, cadastral, civil and criminal cases handled by the special and land attorneys in the Courts of First Instance and in the justices of the peace courts shows that favorable decisions have been obtained in the majority thereof. This significant fact goes to show that the land and special attorneys of this Bureau by reason of their experience and training in this line of work have proved themselves worthy of the duties imposed upon them and thus deserve fully not only the confidence of those in authority, but also of the public land applicants whose holdings under the Public Land Law are being encroached upon or claimed by unscrupulous persons.

Incidental Proceedings.

This Bureau also intervened in 98 incidental proceedings as against 94 in the year 1927. A comparison of the results accomplished in this line of work during the last two years shows the following:

	1928	1927
Amendments to petitions in compulsory registration proceedings	12	10
Amendments to petitions in regular cadastral cases	22	14
Motions for the issuance of titles	6	13
Motions for the withdrawal of claims		2
Other motions and petitions	58	55
Total	98	94

The Examination and Study of Court Decisions, Orders, etc.

In comparison with the 3,742 decisions, orders, or other pleadings examined and studied in 1927, the records show that there were examined during the year 1928, 2,497 decisions, orders, or other pleadings as may be seen from the following tables:

ORDINARY REGISTRATION CASES

Month	Decision		Order or auto examined	Motion examined	Total
	Examined	Appealed			
January	26	6	11		43
February	24		2		26
March	19				19
April	17		2	1	20
May	3		2		5
June	4		2	1	7
July	28				28
August	29	1	6		36
September	12	2	1		15
October	8	2	22	1	33
November	12				12
December	19	1	1		21
Totals	201	12	49	3	265

CADASTRAL CASES

Month	Decision		Order or auto examined	Motion examined	Bill of exception filed	Total
	Examined	Appealed				
January	272	....	44	25	1	342
February	94	....	100	28	....	222
March	70	....	19	....	2	21
April	157	....	57	21	1	236
May	84	....	14	5	....	103
June	79	....	42	22	....	143
July	158	....	50	44	....	252
August	39	....	64	25	....	128
September	79	2	14	13	....	108
October	204	....	....	34	....	238
November	127	2	22	11	....	162
December	98	1	19	4	....	122
Totals	1,461	5	445	232	4	2,147

COMPULSORY REGISTRATION CASES

Month	Decision		Order or auto examined	Motion examined	Total
	Examined	Appealed			
January	7	....	....	2	9
February	5	....	....	2	7
March	15	....	....	....	15
April	15	....	2	....	17
May	4	....	....	....	4
June	7	....	....	....	7
July	5	....	1	....	6
August	10	....	....	....	10
September	....	....	....	....	....
October	2	....	....	....	2
November	4	....	....	....	4
December	4	....	....	....	4
Totals	78	....	3	4	85

An examination of the foregoing tables, shows that of the more than one thousand decisions that were examined during the year 1928, this Bureau recommended the prosecution of only 17 appeals, as against 16 recommended in 1927. This comparatively small figure is due to the extreme care taken by this Office in not recommending the prosecution of the appeals of those cases which, by their nature, are not meritorious.

The following is the list of the land registration cases decided during the year 1928 by the Supreme Court, in which the Director of Lands was either an appellant or appellee:

1. (Won). Appeal of the Director of Lands from the decision of the Court of First Instance of Mindoro in G. L. R. O. Record No. 29256, Columba Buendia, applicant, adjudicating to the said applicant the land sought to be registered. The Supreme Court in a decision promulgated on September 3, 1928, reversed the decision of the court *a quo* and declared the land in question public land belonging to the Government of the United States under the administration and control of the Government of the Philippine Islands. (G. R. No. 28640.)

2. (Lost.) Appeal of homesteaders Fausto Doplon and Eustaquio Dioyan from the decision of the Court of First Instance of Zambales in civil case No. 584 declaring their homesteads as the private property of

Epifanio Felix. The Supreme Court affirmed the decision of the Court below. (G. R. No. 27752.)

3. (Lost.) Appeal of the Director of Lands from the decision of the Court of First Instance of Isabela in G. L. R. O. Record No. ———, Hilario T. Maggay, applicant, adjudicating a portion of the land applied for to the said registration applicant and denying the registration of the rest, which was declared public land. The Supreme Court found that the decision appealed from was in accordance with the evidence of record and accordingly affirmed it. (G. R. No. 29419.)

4. (Won.) Appeal of Socorro Seracho et al., from the decision of the Court of First Instance of Bulacan in the case, entitled "Socorro Seracho et al., plaintiffs, *vs.* Director of Lands et al., defendants." The said decision dismissed the complaint whereby the plaintiff sought the annulment of the sheriff's sale of the plaintiffs' rights to and interests in a parcel of land (Friar Land Estate) situated in the municipality of Quingua, Province of Bulacan. The Supreme Court found that the decision of the Court *a quo* is in accordance with law and consequently affirmed it.

5. (Won.) Appeal of Pilar Gil from the decision of the Court of First Instance of Tarlac in G. L. R. O. Record No. 18200. The said decision sustained the opposition of the Director of Lands and dismissed the application for registration of Pilar Gil with the exception of a very small portion which was allowed to be registered. On appeal the Supreme Court affirmed the decision appealed from in all its parts. (G. R. No. 29369.)

6. (Won.) Appeal of the Director of Lands from the decision of the Court of First Instance of Manila dismissing the claim of the Government to Lots Nos. 36, 39 and 40, G. L. R. O. Cadastral Record No. 373, Manila Cadastre, and declaring the said lots the private property of the Cabangis brothers. The Supreme Court reversed the aforesaid decision and declared the lots in question public lands.

7. (Won.) Appeal filed by Enrique Javier of Bataan from the decision of the Court of First Instance of the said province dismissing the application filed by him and sustaining the opposition thereto of the Director of Lands and other private persons. The Supreme Court found the decision of the lower court to be in accordance with the evidence introduced and consequently affirmed it. (G. R. No. 28506.)

8. (Won.) Appeal of the Director of Lands and Director of Forestry from the decision of the Court of First Instance of Isabela declaring Lots Nos. 2183, 2218, 2221, 2222, 2223, 2224, 2225, 2228, 2229, 2509 and 2510, G. L. R. O. Cadastral Record No. 448, San Pablo Cadastre, Isabela, properties of private individuals. The Supreme Court reversed the aforesaid decision of the Court *a quo* and declared the lots in questions public lands. (G. R. No. 28323.)

9. (Lost.) Appeal of the Director of Lands from the decision of the Court of First Instance of Occidental Negros adjudicating to the heirs of Francisco Solidarios Lots Nos. 3001, 3002, 3003, 3004, 3005, 3006, 3007 and 3008, G. L. R. O. Cadastral Record No. 519, San Carlos Cadastre, Occidental Negros, and dismissing the claim of this Office to the said lots. The Supreme Court affirmed the decision appealed from. (G. R. No. 27651.)

10. (Lost.) Appeal of the Director of Lands from the decisions of the Court of First Instance of Sulu relative to Lots Nos. 281, 282, 284 and 850, G. L. R. O. Cadastral Record No. 492, Lapag and Siasi Cadastre, Sulu. In a decision dated April 9, 1926, the first three lots were adjudicated as private property of a person other than the free patent applicant; part of Lot No. 850 covered by the free patent application was adjudicated in favor of the Insular Government, while the remaining portion was adjudicated to a private individual. On Appeal the decision was affirmed.

11. (Won.) Appeal of the Director of Lands from the decision of the Court of First Instance of Manila adjudicating to Feliciano Basa Lot No. 4 of Block No. 1809, G. L. R. O. Cadastral Record No. 90, Manila Cadastre. The Supreme Court reversed the decision of the court *a quo* and declared the land in question property of the Government of the Philippine Islands. (G. R. No. 28642.)

FINANCIAL STATEMENT

BUREAU OF LANDS (PROPER)

Appropriation.

The amount appropriated for the Bureau of Lands for the year 1928 was ₱1,620 less than that appropriated for the year 1927, the amount set aside for the former being ₱1,449,365 and for the latter ₱1,450,985.

A detailed statement of the appropriations for the years 1927 and 1928 may be seen from the following comparative table:

Appropriation for—	1927 Act No. 3340	1928 Act No. 3355	Increase + Decrease —
Salaries and wages	₱1,051,640.00	₱1,051,020.00	— ₱620.00
Miscellaneous expenses	277,500.00	277,500.00	
Purchase of equipment	10,845.00	10,845.00	
Homestead investigation and survey, Act 2874.	95,000.00	95,000.00	
Survey of the Mariveles military reservation	15,000.00	15,000.00	
Survey of land of the Sultan of Sulu	1,000.00		—1,000.00
Totals	1,450,985.00	1,449,365.00	—1,620.00

Receipts.

The receipts derived by the Bureau from various sources in 1928 amounted to ₱732,315.84 as against ₱665,415.11 derived in 1927 or an increase of ₱66,900.73.

The following is a comparative statement of the receipts of this Bureau for the years 1927 and 1928:

Sources	1927	1928
Surveys, blue prints, plans etc	₱45,941.42	₱68,290.83
Cadastral surveys	195,784.93	149,139.45
Sales of public lands	31,431.86	72,053.15
Lease of public lands	158,895.58	178,785.80
Leases of Government lands (foreshore) Insular Government property, reclaimed lands	56,310.28	50,325.84
Homestead fees	106,206.50	112,746.19
Fines and forfeitures	12,710.47	11,063.51
Interest and deferred payments	14,156.89	26,606.81
Sales of fixed assets	140.61	332.08
Inventory adjustments	32.29	2.86
Credit adjustments, prior years expense	40,013.56	50,410.49
Profit from sales of supplies	1,399.00	1,410.56
Miscellaneous	2,391.72	3,072.78
Service transfer		
Interest on investment and securities		8,075.49
Totals	665,415.11	732,315.84

Expenses.

The expenses incurred by the Bureau in 1928 amounted to ₱1,770,863.63 or an increase of ₱20,452.86 over those incurred in 1927. From the total expenditures corresponding to the year 1928, ₱321,498.63 were incurred from the Cadastral Revolving Fund, and ₱1,449,365, from the 1928 appropriation (General Fund).

The following table is a comparative statement of the expenses incurred by the Bureau of Lands for the years 1927 and 1928:

Accounts	1927	1928
Salaries	₱746,444.85	₱778,293.88
Wages	259,300.00	230,398.23
Bonus	....	....
Total for salaries and wages	1,005,744.85	1,008,692.11
Traveling expenses for personnel	109,500.00	109,500.00
Freight, express and deievery service	16,000.00	16,000.00
Postal, telegraph, telephone, and cable service	12,000.00	12,000.00
Illumination and power service	7,927.01	8,000.00
Miscellaneous service	10,000.00	10,000.00
Rental of buildings	10,000.00	10,000.00
Consumption of supplies and materials	105,000.00	105,000.00
Printing and binding reports, documents and publications	1,259.80	1,500.00
Traveling expenses of personnel not Government employees	41.56	....
Maintenance and repairs of equipment	4,500.00	4,500.00
Miscellaneous expenses for investigation and survey of homestead, free patents, etc.	94,913.29	94,970.33
Survey and legal sub-division of coal-bearing lands	....	....
Prior years expenses	....	....
Extraordinary losses	141.44	287.06
Deterioration of supplies and materials	154.16	2,056.07
Total for miscellaneous expenses	371,437.26	373,813.46
Purchase of equipment	10,809.48	10,838.19
Cadastral survey fund	347,498.20	362,592.20
Survey of the Mariveles Military Reservation	14,920.98	14,927.67
Grand total	1,750,410.77	1,770,863.63

The following table shows the per capita receipts and expenditures of the Bureau of Lands for the last 10 years on the basis of the estimated population of the Philippines during those years:

Fiscal years	Total receipts	Receipts per capita	Total expenditures	Expenditures per capita	Population
1919	₱1,053,055.88	₱.0998011	₱1,352,037.67	₱.128135	10,551,539
1920	962,668.14	.0891836	1,528,974.32	.1416474	10,794,223
1921	1,064,704.77	.0964189	1,526,377.41	.138224	11,042,490
1922	676,042.82	.0598455	1,432,597.10	.1268181	11,296,569
1923	495,833.57	.0429068	1,556,752.75	.1347104	11,556,286
1924	433,472.97	.03685906	1,418,817.53	.12036717	11,787,412
1925	755,291.15	.06374894	1,410,792.59	.11907534	12,058,522
1926	492,204.51	.04064887	1,641,674.59	.13557823	12,108,688
1927	665,415.11	.05377058	1,750,411.77	.14144651	12,375,079
1928	732,315.84	.06147113	1,770,863.63	.14864759	11,913,167

Financial Condition.

The Bureau of Lands' total assets as of December 31, 1928, were valued at ₱23,317,350.74, while its liabilities amounted to ₱5,149,502.94. The assets represent the accounts receivable, cash in the hands of various disbursing officers, amounts deposited with the Bureau of Lands to guarantee payments for survey, cost of publication of advertisements of sales and leases and amounts invested in fixed property.

The liabilities consist mostly of accounts payable, treasury advances and funds held by the Bureau in trust for guaranteeing payments of cost of surveys and expenses of publication of advertisements of sales and leases.

FRIAR LANDS ESTATES

Appropriation.

The amount appropriated for the operation of the activities of the Friar lands estates was ₱73,500.68 less than that appropriated in 1927. This decrease in appropriation was made possible by the gradual reduction of the estates through their sale which necessarily entailed a corresponding reduction in administration expenses.

A comparative statement of increases and decreases of the appropriation of the Friar lands estates for the years 1927 and 1928 is shown in the following table:

Appropiation for—	1927	1928	Increase + Decrease —
	Act No. 3340	Act No. 3355	
Salaries and wages	₱52,960.00	₱52,960.00	....
Miscellaneous expenses	14,450.00	14,450.00	....
Purchase of equipment	900.00	900.00	....
Maintenance and repair of buildings	1,000.00	1,000.00	....
Construction, maintenance, alteration and repair of irrigation systems	70,000.00	70,000.00	....
Construction of roads and bridges (balance amount appropriated in 1922 under Act 2955)	32,613.47	9,112.79	— ₱23,500.68
Construction of roads and bridges	75,000.00	25,000.00	— 50,000.00
Resurvey and reclassification of the Friar lands	10,000.00	10,000.00	....
Totals	256,923.47	183,422.79	— 73,500.68

Receipts.

The following table shows a comparative statement of increases and decreases of the receipts of the Friar lands estates for the fiscal years 1927 and 1928:

Sources	1927	1928	Increase + Decrease —
Interest on deferred payments	₱186,028.03	₱139,037.92	— ₱46,990.11
Income from rentals	96.00	117.50	+ 21.50
Interest on investment and securities	20,730.78	26,491.29	+ 5,760.51
Fees on irrigation service and certified copies of documents	6,021.69	5,797.48	— 224.21
Sales of land	725,221.50	630,706.93	— 94,514.57
Sales of building	8,000.00		— 8,000.00
Sales of equipment	2.00		— 2.00
Miscellaneous	4,386.93	5,026.12	+ 639.19
Fines and forfeitures	1.30		— 1.30
Credit adjustment prior year expense	(194.49)	1,229.64	+ 1,424.13
Totals	950,293.74	808,496.88	— 141,796.86

Expenses.

The following table shows a comparative statement of increases and decreases of the expenses of the Friar lands estates for the fiscal years 1927 and 1928:

Expenses	1927	1928	Increase + Decrease —
Salaries and wages	₱52,151.48	₱52,741.76	+ ₱590.28
Traveling expenses of personnel	4,599.27	4,812.33	+ 213.06
Freight, express and delivery service	178.81	107.66	— 71.15
Postal, telegraph, telephone, and cable service	1,000.00	998.01	— 1.99
Illumination and power service	675.18	866.99	+ 191.81
Miscellaneous service	522.15	600.00	+ 77.85
Rental of buildings and grounds	953.00	960.00	+ 7.00
Consumption of supplies and materials	3,388.94	3,239.03	— 149.91
Printing and binding reports, documents and publications	197.60	110.95	— 86.65
Maintenance and repair of equipment	176.85	145.39	— 31.46
Resurvey and reclassification of the friar lands	9,952.59	9,962.00	+ 9.41
Administrative expenses			
Maintenance and repair of buildings	930.00	1,000.00	+ 70.00
Construction, maintenance, alterations and repair of irrigation systems	69,997.24	69,993.75	— 3.49
Construction and maintenance of roads and bridges	98,500.68	25,000.00	— 73,500.68
Purchase of equipment	900.00	835.68	— 64.32
Extraordinary losses		2,822.05	+ 2,822.05
Totals	244,123.79	174,195.60	— 69,928.19

A comparative statement of the per capita receipts and expenditures of the Friar lands estates for the last five years on the basis of the estimated population of the Philippines during those years is shown in the following table:

Fiscal years	Total receipts	Receipts per capita	Total expenditures	Expenditures per capita	Population
1924	₱1,002,198.34	₱.0850227	₱155,404.57	₱.0131839	11,787,412
1925	982,751.77	.08294734	151,297.27	.01276996	12,058,522
1926	962,228.58	.07946596	149,130.83	.01231601	12,108,688
1927	950,293.74	.07679092	244,123.70	.01972706	12,375,079
1928	808,496.88	.067866	174,195.60	.0146221	11,913,167

Financial Condition.

The balance sheet of the Friar lands estates for the year ending December 31, 1928, shows assets in the amount of

₱671,131.87 and liabilities amounting to ₱171,333.14. The assets consist of cash in the hands of collecting and disbursing officers, accounts receivable, fiduciary funds and fixed property; while the liabilities are made up largely of accounts payable and funds held in trust to guarantee payment of costs for issuing titles, sheriff's fees and bids.

SAN LAZARO ESTATE

Appropriation.

The amount appropriated for the operation of the activities of the San Lazaro Estate for the year 1928 was the same as that of 1927, which was ₱7,290. Of this amount, ₱4,862.43 was used in the payment of salaries, purchase of equipment and for miscellaneous expenses. The surplus amounting to ₱2,427.57 will automatically revert to the general funds of the Insular Government.

Receipts.

The following table shows a comparative statement of increases and decreases of the receipts of the San Lazaro Estate for the fiscal years 1927 and 1928:

Sources	1927	1928	Increase + Decrease —
Income from rentals	₱502.00	₱830.00	+ ₱328.00
Interest on deferred payments	7,897.82	8,189.66	+ 309.84
Interest on investment and securities	121,649.93	172,189.50	+50,539.57
Sales of land	68,243.89	55,785.72	—12,458.17
Miscellaneous	13.00	24.92	+ 11.92
Fines and forfeitures	479.14	1,866.72	+ 1,387.58
Credit adjustment, prior year expense	116.49	146.52	+ 30.03
Totals	198,884.27	239,033.04	+40,148.77

Expenses.

The following table shows a comparative statement of increases and decreases of the expenses of the San Lazaro Estate for the fiscal years 1927 and 1928:

Expenses	1927	1928	Increase + Decrease —
Salaries	₱4,436.89	₱3,523.19	— ₱913.70
Traveling expenses of personnel	....	20.52	+ 20.52
Postal, telegraph, telephone, and cable service	79.43	99.02	+ 19.59
Illumination and power service	90.63	93.84	+ 3.21
Miscellaneous service	3.67	1.25	— 2.42
Consumption of supplies and materials	87.81	44.66	— 43.15
Printing and binding reports, documents and publications	200.00	200.00	....
Repairs and installation of plant and equipment	....	50.00	+ 50.00
Purchase of equipment	231.60	333.21	+ 101.61
Extraordinary losses	....	496.74	+ 496.74
Totals	5,130.03	4,862.43	— 267.60

A comparative statement of the per capita receipts and expenditures of the San Lazaro Estate for the last five years on the basis of the estimated population of the Philippines during those years is shown in the following table:

Fiscal years	Total receipts	Receipts per capita	Total expenditures	Expenditures per capita	Population
1924	₱212,732.96	₱.01804746	₱5,923.85	₱.00050255	11,787,412
1925	264,909.54	.02235923	6,708.19	.00056619	12,058,522
1926	214,388.26	.01770532	6,053.48	.0005	12,108,688
1927	198,884.27	.01607135	5,130.03	.00041454	12,375,079
1928	239,033.04	.02006461	4,862.43	.00040815	11,913,167

Financial Condition.

The assets of the estate as of December 31, 1928, were made up largely of current surplus and investments in fixed property valued at ₱3,487,847.97, and its liabilities amounted to ₱5,653.87, consisting of accounts payable, sheriff's fees and freight deposits.

CADASTRAL REVOLVING FUND

The balance sheets for the year ending December 31, 1928, of the Cadastral Revolving Fund shows a total assets amounting to ₱1,125,021.84, consisting of the following:

Current assets	₱530,846.56
Fiduciary assets	88,345.55
Deferred charges	404,635.22
Fixed assets	101,194.51
Total	1,125,021.84

The total liabilities amount to ₱576,287.96 and consist of accounts payable, treasury advances and deposits for cadastral surveys. Deducting the total liabilities from the total assets, there is left a surplus of ₱548,733.88 which forms the liquid capital of the fund.

FRIAR LANDS AND SAN LAZARO ESTATES

DISPOSITION OF FRIAR LANDS

Sales of Vacant Lots.

There were less vacant lots sold in 1928 than in 1927 as shown in the following tabulated statement:

Year	Number of lots	Area in hectares	Value
1927	446	1,554.5114	₱203,149.20
1928	303	3,054.6919	461,762.70

Although there were fewer number of lots sold in 1928 than in 1927, yet the area as well as the purchase price of the lots sold in 1928 was almost twice the area and purchase price of the lots sold in 1927. This increase in the area sold in 1928 is evidence of the unusual interest taken by the people in acquiring Friar lands estates for purposes of agricultural development.

Lands Sold and Fully Paid Up.

During the fiscal year covered by the present report, there were paid up in full from the lands previously sold under the installment plan 1,057 lots covering a total area of 1,578.2046 hectares valued at ₱319,343.34. These fully paid up lots are distributed as follows:

Estate	Number of lots	Area in hectares	Value
Banilad	35	65.2966	₱10,824.06
Binagbag	5	8.3227	1,004.00
Biñan	112	314.9944	58,483.00
Calamba	74	67.4114	18,915.00
Dampol	25	7.6306	2,982.21
Guiguinto	88	210.1396	39,310.57
Imus	36	34.5872	8,252.00
Isabela	10	8.7095	364.06
Lolomboy	66	60.3921	12,104.00
Malinta	30	68.8757	13,516.00
Muntinlupa	39	74.3047	4,936.16
Naic	30	37.9007	7,515.00
San Francisco de Malabon	51	48.5355	8,969.00
Santa Cruz de Malabon	32	35.2267	9,152.00
Sata Maria de Pandi	74	83.5977	10,316.00
Santa Rosa	191	391.3924	82,722.28
Tala	1	3.5774	197.00
Talisay-Minglanilla	158	57.3097	29,781.00
Totals	1,057	1,578.2046	319,343.34

A comparison of the number of lots fully paid up each year for the last five years, showing the area in hectares and value of the lands sold is shown in the following table:

Year	Number of lots	Area in hectares	Value
1924	936	733.8024	₱153.258.60
1925	909	874.3862	171,166.70
1926	1,005	1,580.6207	210,988.62
1927	887	760.9463	162,389.16
1928	1,057	1,578.2046	319,343.34

Deeds of Conveyance Perfected.

As provided in section 12 of Act No. 1120, for every estate lot the sale value of which has been paid up in full, this Office issues the corresponding deed of conveyance to the purchaser concerned. During the current year 1928, this Office issued 1,733 deeds of conveyance, covering an equal number of lots with an aggregate area of 3,710.7891 hectares at a total sale value of ₱555,432.72, as illustrated in the following table:

Estate	Number of deeds	Number of lots	Area in hectares	Value
Banilad	62	62	121.0322	₱35,659.15
Binagbag	5	5	5.5614	289.84
Biñan	147	147	363.0450	73,256.36
Biñan (detached)	1	1	.0760	91.00
Calamba	5	5	3.9227	1.631.20
Dampol	39	39	36.8726	8,973.97
Guiguinto	83	83	243.4033	49,459.20
Imus	175	175	259.6022	44,763.11
Isabela	139	139	1,005.1893	55,139.24
Lolomboy	148	148	98.9336	21,984.28
Malinta	149	149	394.1263	66,187.22
Muntinlupa	46	46	284.2626	13,259.46
Naic	46	46	68.0555	15,959.68
Orion	17	17	36.6478	4,857.90
Piedad	58	58	236.8554	28,159.49
San Francisco de Malabon	73	73	83.8198	20,279.69
Santa Cruz de Malabon	39	39	42.9372	11,319.70
Santa Maria de Pandi	135	135	123.4716	18,599.68
Santa Rosa	66	66	94.1759	24.720.37
Santa Rosa (detached)	6	6	.4316	686.00
Tala	31	31	108.1083	7,918.70
Talisay-Minglanilla	263	263	100.2588	52,237.48
Totals	1,733	1,733	3,710.7891	555,432.72

A comparative statement of the total number of deeds perfected during the four preceding years, 1924 to 1927, is shown herein as follows:

Year	Number of deeds	Number of lots	Area in hectares	Value
1924	1,249	1,270	695.7281	₱158,879.28
1925	1,062	1,070	857.6206	153,076.03
1926	644	677	1,040.3067	154,065.85
1927	1,044	1,045	1,329.2698	204,703.18

The aforementioned instruments of conveyance were periodically transmitted to the respective registers of deeds in the provinces wherein the lands concerned are located for the issuance of the corresponding Torrens titles. It is to be noted in this connection that, at the beginning of the present fiscal year, there were 52 deeds awaiting issuance of the corresponding Torrens titles; while during the same year, a total of 1,733 deeds was released and sent to the different registers of deeds in the Islands for issuance of titles. These registers of deeds, in turn, issued during the same period 1,754 Torrens titles, thereby leaving in their possession by the end of the fiscal year 1928, a total of 31 deeds awaiting issuance of the corresponding titles.

COLLECTIONS

Sources of Income.

The financial returns accruing to the credit of the Friar Lands Sinking Funds are largely derived from the sales of the Friar estate lots, interest on deferred payments, irrigation fees and miscellaneous receipts. It should be borne in mind, however, that the income received from the amortization payments due on lands sold out decreases from year to year as a result of the fact that as these sold lands become later fully paid up, the contracted income receivable therefrom disappears automatically. The following statement shows the status of the collections made from these different sources during the current year 1928:

Estate	Sale	Interest	Rents	Irrigation	Miscellaneous	Total
Banilad	₱6,173.82	₱857.43			₱622.00	₱7,553.25
Binagbag	406.00	47.87				453.87
Biñan	15,684.67	1,226.28		₱1,019.08	83.00	18,013.03
Calamba	72,690.10	17,205.19	₱41.50	132.49	339.64	90,408.92
Dampol	3,718.89	640.48			7.00	4,366.37
Guiguinto	6,563.00	343.82			9.00	6,915.82
Imus	110,848.61	25,588.90		652.32	703.04	137,792.87
Isabela	25,377.68	9,242.78			491.05	35,111.51
Lolomboy	52,584.62	7,986.70		399.09	97.84	61,068.25
Malinta	25,179.43	2,251.72			45.00	27,476.15
Muntinlupa	5,623.10	1,141.57			11.80	6,776.47
Naic	23,289.02	6,658.52		1,715.81	461.90	32,125.25
Orion	1,005.65	163.61				1,169.26
Piedad	26,515.29	4,558.89			35.40	31,109.58
San Francisco de Malabon	46,133.27	9,489.50		1,286.75	164.08	57,073.60
San Jose		4,775.36				4,775.36
San Marcos	565.60	113.13				678.73
Santa Cruz de Malabon	36,061.59	7,276.77		38.07	874.15	44,250.58
Santa Maria de Pandi	65,955.18	12,487.00		242.22	290.00	78,974.40
Santa Rosa	24,486.67	3,940.28		311.65	40.50	28,779.10
Tala	7,343.32	878.92			119.00	8,341.24
Talisay-Minglanilla	97,180.15	22,163.83			771.40	100,115.38
Totals	633,385.66	139,038.55	41.50	5,797.48	5,165.80	783,428.99

The following statement shows the comparative standing of collections from the same sources during the four years immediately preceding 1928:

Year	Sale	Interest	Irrigation	Miscellaneous	Total
1924	₱740,815.56	₱237,360.35	₱1,922.26	₱3,284.14	₱983,382.31
1925	732,639.07	218,639.02	2,502.01	3,437.02	957,217.12
1926	743,967.37	195,039.54	4,943.95	5,250.25	949,201.11
1927	736,515.50	186,027.92	5,955.33	4,560.03	933,058.78

Permits.

Another source of revenue derived from the administration of the Friar lands are the fees collected from the issuance of provisional permits, covering a period of not more than one year for such special purposes as the cultivation of vacant lands, grazing and the use of beachlands and irrigation waters, etc. The following table gives the different kinds of permits issued during the present year:

Kinds of permits	Banilad	Isabela	Lolomboy	Santa Maria de Pandi	Talisay–Minglanilla	Total
Beachland			10	15	4	29
Caiñgin		3				3
Abandoned road	5					5
Coconut					4	4
Nipa					2	2
Basta		94				94
Vacant lot	9				173	182
Raised bed					11	11
Fishing		1	1		1	3
Totals	14	98	11	15	195	333

SUITS

As a last recourse of enforcing collections, this Office institutes court proceedings against delinquent purchasers of Friar estate lots on which the annual installments due and interest accrued have not been paid up for at least three years. Before taking such step, however, the delinquent landholders or tenants are given every opportunity compatible with the law and regulations to settle their delinquencies, in order to prevent forfeiture of lands, and only those extreme cases of indifference or neglect are taken to the courts. Furthermore, efforts are being exerted by this Office to enter into some kind of compromise with the said delinquent purchasers by accepting their partial payments on installments due or full payments on interest accrued. This procedure has proved to be of two-fold advantage to the Government in that it avoids court expenses—the filing of suits being done away with—and encourages delinquent purchasers to pay the most they can. At the beginning of the fiscal year 1928, there were 128 civil cases pending execution of judgment in court and during the same year 114 cases were registered in court. Out of the total number of cases awaiting judgment, there were 124 cases settled in court and 81 cases settled by compromise, thereby leaving 37 cases still pending settlement at the end of the year. The total amount sued for at the close of the current year reached ₱97,568.83. The following table illustrates the status of the cases aforesaid.

Estate	Pending beginning 1928	Filed during 1928	Settled by court	Settled by compromise	Pending at the close of 1928	Amount sued for
Calamba	8			8		₱5,413.19
Imus	39	3	15	19	8	13,601.74
Naic	42		26	8	8	28,098.80
Santa Cruz de Malabon	12		12			541.10
Santa Maria de Pandi	6			6		980.00
Santa Rosa	4		4			439.77
Talisay-Minglanilla	17	111	67	40	21	48,494.23
Totals	128	114	124	81	37	97,568.83

Assignments and Transfers.

Not infrequently, lands sold to individuals and corporations are transferred from one purchaser to another, in which case, this Office executes the corresponding instruments, ordinarily known as contracts of assignment and transfer. These assignments and transfers take place generally under the following conditions:

(*a*) Sale of a given lot or part thereof by its actual holder for a valuable consideration.

(*b*) Sale of the land or portion thereof in favor of a third party because of the inability on the part of the actual holder, pressed by unfavorable circumstances, to continue paying the installments and interest due the Government for the sale price of the Land.

(*c*) Transfer of possession and rights to a land by reason of the death of its original purchaser or actual holder, so that the contracts and obligations attached thereto are assumed by the heir or heirs in interest.

As shown in the following tabulated data, the total number of assignments and transfers executed and approved during the year covered by the present report has reached 2,036 in number, covering a total area of 6,022.1488 hectares:

Estate	Number of assignments	Area in hectares
Banilad	13	34.5118
Binagbag	8	22.2904
Biñan	102	309.9425
Calamba	252	907.3408
Dampol	18	3.9163
Guiguinto	41	75.9337
Imus	208	959.3593
Isabela	8	42.6919
Lolomboy	195	319.1634
Malinta	110	315.7778
Muntinlupa	53	498.1622
Naic	51	102.7829
Orion	13	87.7016
Piedad	95	348.9706
San Francisco de Malabon	91	649.6129
Santa Cruz de Malabon	92	272.8214
Santa Maria de Pandi	252	379.1698
Santa Rosa	161	373.1430
Tala	39	210.0888
Talisay-Minglanilla	234	108.7577
Totals	2,036	6,022.1488

Renewal of Sales Contracts.

Another phase of work constituting a part of the activities of this Bureau is the renewal from time to time of sales contracts on account of the subdivision of a given lot under contract into two or more parcels with the purpose in view of enabling the original purchaser or actual holder thereof to alienate or transfer part of his holding in favor of a third party to whom he may have sold a portion thereof. When this is accomplished, the original contract is cancelled and a new one issued in lieu thereof. While by so doing the original purchaser or actual holder of the lot is being accommodated, yet the subdivision does not entail any additional expense to the Government inasmuch as the cost thereof, together with the corresponding administrative expense involved therein, is borne by the interested party or parties, pursuant to the provisions of section 45 of the Revised Friar Lands Administration Regulations. During the present year, there were executed and approved 183 renewals of sales contracts, covering an equal number of new lots resulting from the subdivision of 59 original lots with an aggregate area of 637.8389 hectares, as illustrated by the facts tabulated as follows:

Estate	Number of original lots	Number of resulting lots thru subdivision	Area in hectares
Banilad	2	8	1.5737
Biñan	4	9	2.7850
Calamba	5	12	59.9028
Imus	9	55	142.9673
Lolomboy	3	8	3.5926
Malinta	3	7	13.6615
Naic	5	15	13.5423
Piedad	13	29	136.1926
San Francisco de Malabon	4	8	68.8577
Santa Cruz de Malabon	1	2	.0798
Santa Rosa	1	3	39.0255
Tala	9	27	155.6581
Totals	59	183	637.8389

Reversion of Friar Lands by Cancellation of Contracts.

Time and again this Office is being confronted with problems involving the cancellation of original sales contracts and the consequent reversion to the Government of the land covered thereby, only to be resold as vacant lands at their original values plus the interest accrued thereon. The purpose that impelled the Government to confiscate such lands is due to the following causes:

(*a*) Delinquency or nonpayment of installments due and interest accrued on lands purchased.

(*b*) Voluntary relinquishment of lands by purchasers.

(*c*) Correction or adjustment of the original area of a given lot due to erroneous survey thereof, or to the destruction of the land caused by water.

(*d*) Court execution following suits filed against delinquent holders.

(*e*) Foreclosure of chattel mortgages affecting landd for nonpayment of loans due or interest accrued thereon.

(*f*) Failure by purchasers to develop and cultivate lands under the five-year contract, and to pay thereafter the installments due thereon.

At the close of the current fiscal year, 178 sales contracts were cancelled covering an equal number of lots with a total area of 5,737.0304 hectares, valued at ₱500,318.00. Hereunder is a statement of cancelled contracts affecting those lots distributed among the different estates:

Estate	Number of lots	Area in hectares	Value
Imus	29	732.0075	₱74,680.00
Isabela	10	2,329.8273	136,346.00
Naic	32	714.3379	71,933.00
San Francisco de Malabon	21	812.872	70,217.00
Santa Cruz de Malabon	85	1,141.1085	145,642.00
Santa Maria de Pandi	1	6.8771	1,500.00
Totals	178	5,737.0304	500,318.00

Identification of Lot Boundaries.

Among the important features characterizing the administration of the Friar lands is the settlement of land disputes arising from conflicts in the boundaries of the respective holdings of Friar lands purchasers or occupants. As already commented in previous reports, when the original surveys of the Friar lands were made and the estates were subdivided into parcels, monuments were not then placed to indicate the corners determining the boundaries of these parcels, possibly to prevent the increase of the costs thereof, chargeable to the purchasers. This fact is largely responsible for the many cases of land controversies among the landholders. On the other hand, the constant changes of ownership through sales contracts and transfers of possession from one purchaser to another, contribute a great deal to the difficult task of conducting ocular inspection and investigation on the part of this Bureau's field representatives in connection with lot boundary disputes, a condition fundamentally essential to the proper determination and disposition of land controversies of this nature. Whenever feasible, this Office always aims at bringing boundary disputes to an amicable settlement. In a few cases, however, when contending parties prefer to take up the matter to court, this Office has invariably refrained from taking any active participation therein but simply waits for the said court to decide them, abiding by its decisions thereon. Nevertheless, in many instances, cases are investigated administratively and finally settled to the entire satisfaction of the parties in controversy. At the close of this fiscal year, there were 51 cases brought to the attention of this Office, of which 29 cases were administratively settled to the full satisfaction of the parties concerned and the other 22 cases still remain unsettled. Not a single case was filed in court this year. The following table shows the distribution of the above cases among the different estates:

Estate	Number of cases		
	Received	Settled	Pending
Dampol	1	1	....
Imus	14	10	4
Lolomboy	10	4	6
Muntinlupa	1	1	....
Naic	3	2	1
San Francisco de Malabon	1	1	....
Santa Cruz de Malabon	3	2	1
Santa Maria de Pandi	13	5	8
Tala	3	2	1
Talisay–Minglanilla	2	1	1
Totals	51	29	22

It may be further stated that the boundary disputes affecting the Calamba Estate lots, as a result of which the relocation and rectification surveys had been executed and brought to a total completion only last year, are now on the way to settlement, for all the necessary steps leading to the final settlement of those disputes are now being taken. This work entails the preparation of lot descriptions in the Central Office, preparatory to the adjustments of the lot areas in the corresponding contracts, in accordance with the data resulting from such relocation and rectification surveys. Upon completion of these adjustments, the cancellation and renewal of old contracts covering the lots so affected will be taken up, leading consequently to the perfection of the corresponding deeds of conveyance. In the meantime all office work needed in the final and definite determination of lot boundaries has not been completed and this Office does not deem it advisable, under the circumstances, to issue deed of conveyance for any fully-paid lot.

Sale of Lands under the Five-Year Cultivation Plan.

Purchasers, at their option, acquire Friar estates lots under the five-year cultivation plan, in which case, pursuant to the provisions of section 50 of the Revised Friar Lands Administration Regulations, the tenant of a certain lot should develop each year at least one-fifth of the area applied for until the entire area shall have been cleared and developed within five years. In cases where tenants are unable to comply with such a requirement, this Office, with due authority granted by the Secretary of Agriculture and Natural Resources, proceeds to the cancellation of the contracts covering those uncultivated lands. Experience, however, has proved that this plan did not bring about the benefits previously expected; and for this reason, this Office, during the year covered by the present report, has deemed it wise to stop the disposition of vacant lands under the five-year cultivation plan, so that all vacant lots are now sold on the uniform basis of 15 equal annual installments provided in Act No. 1120, as amended, known as the Friar Lands Act.

The following figures show the number of lots and total area vacated during the present year for failure of holders to cultivate:

Estate	Number of lots	Area in hectares	Appraised value
Naic	7	48.9736	₱7,776.00
Santa Cruz de Malabon	1	29.6646	3.359.00
Totals	8	78.6382	11,135.00

SUMMARY

A summary of the actual status of all the lands sold and unsold within the 23 Friar lands estates at the close of the fiscal year 1928 is shown in the following table:

Disposition	Number of lots	Area in hectares	Value
1. Total of lands sold and fully paid up (see Table I)	24,170	20,178.5585	₱2,785,206.13
2. Total of lands sold and partially paid up (see Table II)	25,248	109,755.2229	14,998,444.97
3. Total of lands vacant and unsold (see Table III)	1,935	23,781.4012	2,232,362.00
Totals	51,353	153,715.1826	20,016,013.10
4. Total of vacant lands temporarily reserved for the Bureaus of Agriculture and Forestry (see Table IV)	25	1,062.9961	[a] 47,887.50

[a] Included in No. (3) "Total of lands vacant and unsold."

TABLE I.—*Statement of lands sold and fully paid representing 13.1 per cent of the total area of the entire friar lands estates*

Estate	Number of lots	Area in hectares	Value	Percentage
Banilad	1,297	1,726.9023	₱231,092.81	92
Binagbag	455	222.2744	13,454.00	78
Biñan	2,629	952.9028	267,757.44	26
Calamba	1,445	2,493.7496	396,349.00	18.6
Dampol	233	48.4273	17,243.29	5.1
Guiguinto	536	468.9919	90,038.07	50.4
Imus	2,843	753.2614	258,276.60	4.3
Isabela	244	1,036.4101	53,069.52	5.6
Lolomboy	2,294	814.5349	168,999.00	16
Malinta	502	471.4052	62,010.00	13.3
Matamo	1	11.7290	2,441.00	100
Muntinlupa	1,298	1,675.5071	75,236.83	59.4
Naic	1,076	238.5201	56,068.00	3.2
Orion	586	612.0823	80,410.86	64
Piedad	247	322.6220	33,067.50	8.4
San Francisco de Malabon	1,575	618.2071	131,090.09	5.5
San Jose	1	4,200.0000	137,080.00	18.6
Santa Cruz de Malabon	668	204.3386	73,011.34	2.1
Santa Maria de Pandi	2,124	1,182.7214	160,516.20	11.6
Santa Rosa	1,569	649.0425	167,614.15	11.9
Tala	608	923.6563	42,573.78	13.2
Talisay-Minglanilla	1,939	551.2722	257,806.65	6.7
Totals	24,170	20,178.5585	2,785,206.13	13.1

TABLE II.—*Statement of lands sold and partially paid representing 71.4 per cent of the total area of the friar lands estates*

Estate	Number of lots	Area in hectares	Value	Percentage
Banilad	139	148.2608	₱80,683.07	7.9
Binagbag	40	59.5355	5,843.00	21.3
Biñan	636	2,610.4264	389.516.95	73.2
Calamba	2,322	9,911.1450	1,567,437.96	74
Dampol	144	878.0642	159,926.97	94.9
Guiguinto	151	461.0017	89,172.17	49.6
Imus	3,428	14,482.6052	2,499,309.00	84.3
Isabela	75	8.844.1091	475,218.48	48.5
Lolomboy	2,513	4,197.0542	1,129,470.00	63.5
Malinta	1,018	3,042.3988	513,660.12	86.6
Muntinlupa	96	897.2869	46,009.60	31.9
Naic	1,215	5,498.6387	946,624.00	75.6
Orion	80	343.3918	35,927.09	36
Piedad	665	3,489.9278	460,354.00	91.6
San Francisco de Malabon	1,631	9,420.6530	1,138,409.91	84.6
San Jose	1	18,284.8150	596.920.00	81.4
San Marcos	2	87.3289	14,140.14	100
Santa Cruz de Malabon	1,538	4,404.4235	875,072.92	46
Santa Maria de Pandi	3,111	8,892.7192	1,337,761.85	87.6
Santa Rosa	950	4,757,7927	971,128.65	88
Tala	551	6,067.5976	267,161.02	86.8
Talisay-Minglanilla	4,942	2,976.0469	1,398,698.07	36.5
Totals	25,248	109,755.2229	14,998,444.97	71.4

TABLE III.—*Distribution of vacant and unsold lands representing 15.5 per cent of the total area of the entire friar lands estates*

Estate	Number of lots	Area in hectares	Value	Percentage
Banilad	1	.0124	₱91.00	.1
Biñan	8	.4047	385.00	.1
Calamba	31	981.9865	57,134.00	7.4
Imus	93	1,925.3500	293,753.00	11.4
Isabela	39	8,338.6988	507,973.00	45.9
Lolomboy	47	19.7298	5,449.00	.5
Malinta	2	.9981	495.00	.1
Muntinlupa	5	246.1567	22,171.00	8.7
Naic	65	1,533.2384	207,974.00	21.2
San Francisco de Malabon	46	1,084.2679	112,004.00	9.9
Santa Cruz de Malabon	270	4,958.9125	730,748.00	51.9
Santa Maria de Pandi	43	75.3291	9,314.00	8
Santa Rosa	3	8.0878	1,867.00	.1
Talisay	1,282	4,609.2296	283,004.00	56.8
Totals	1,935	23,781.4012	2,232,362.00	15.5

TABLE IV.—*Statement of vacant lands temporarily reserved for the Bureaus of Agriculture and Forestry representing 4.5 per cent of the total area of the entire vacant friar lands.*

Estate	Number of lots	Area in hectares	Value	Percentage	Remarks
Calamba	1	570.1412	₱22,430.00	2.4	Mount Makiling for the Bureau of Forestry for forestation.
Muntinlupa	3	244.1522	21,676.00	1.0	Reserved for the Bureau of Agriculture for use of the Alabang Stock Farm and Experiment station.
Talisay-Minglanilla	21	248.7027	3,781.50	1.1	Reserved for the Bureau of Forestry for forestation.
Totals	25	1,062.9961	47,887.50	4.5	

Isabela Estate.

KALINGAS

The Kalingas ceased to be a problem in the Isabela Estate. No trouble arose between the Christians and the Kalingas during the year. The quarrels were only between the Kalingas themselves, and the records show that there were only ten cases for physical injuries prosecuted by the Constabulary detachment.

The following lots were definitely segregated and paid up in full by the following Kalinga Unions, and the corresponding sale certificates will be issued in due course of time:

Lot number	Area	Total payment	Kalinga Union
1574	38.7168	₱2,286.00	Sili.
1597	29.0000	1,738.00	Bolinao.
1649	39.4999	2,373.92	Banagao.
1659	35.5000	2,131.46	Dalig.
1696	6.6600	401.36	Panicien.
1712	18.2001	1,093.54	Apiat.
Totals	167.5768	10,024.28	

CONSTABULARY DETACHMENT

The Constabulary detachment in the Isabela Estate, the headquarters of which are situated in the barrio of Sili, is rendering valuable service in protecting the life and property of the settlers and in maintaining peace and order inside the estate. The vicinity is now progressing considerably due to the constant influx of immigrants. Rice corn and tobacco plantations have been considerably extended. There is every reason to believe that more settlers will be attracted to populate this region in the subsequent years. Steps will be taken to reserve definitely the premises occupied by the detachment for constabulary barracks.

MUNICIPAL DISTRICTS

Pursuant to Executive Order No. 13, series of 1920, governed by section 2 of Act No. 2874, the Kalinga rancherias of Banagao, Sili and Antatit were authorized to organize their own municipal districts. In view of the fact, however, that the organization of said municipal districts is mostly controlled by the Christian population, it is advisable that a recommendation be made to the effect that the Isabela Estate, otherwise known as the Magat region, be organized separately as an independent municipality, so as to avoid friction arising from the collection of taxes. At present, the municipalities of Reina Mercedes and

Cauayan are in dispute with regard to boundaries; hence, the imperative necessity of the constitution of a new municipality.

POPULATION

The population in the Isabela Estate is decreasing. This is presumably due to the constant exodus of laborers to Hawaii for better earnings. Unless better incentives are offered in the Isabela Estate to settlers, such as the construction of roads, bridges and irrigation systems, the disposition of the remaining vacant lands would be paralyzed.

Surveys and Reclassification of Friar Lands.

There are two survey parties exclusively detailed for the subdivision of vacant lands. One is detailed in the Isabela Estate, Municipality of Cauayan, Province of Isabela, and the other is in Rosario, Province of Cavite. These parties as well as Survey Party No. 9, which is in charge of survey work in other estates, are instrumental in the prompt disposition of vacant lands. Due to these activities, we were able to dispose of vacant lands of considerable extension in the Imus, Isabela, Santa Cruz de Malabon, San Francisco de Malabon, and Calamba Estates.

The status of the work ending December 31, 1928, of these survey parties is as follows:

1. Segregation of the Kalinga holdings, Isabela Estate	Completed.
2. Subdivision work, Isabela Estate	In progress.
3. Subdivision work, Imus Estate	Completed.
4. Subdivision work, S. F. de Malabon Estate	Do.
5. Subdivision work, S. C. de Malabon Estate	In progress.

The reclassification and reappraisement of subdivided lots are being ordered to the friar lands agents concerned. Auction sale will be advertised in due time.

FRIAR LANDS IRRIGATION SYSTEMS

With the exception of the excavations of canals, all projects undertaken this year for the extension of the Balayuñgan and Kulongkulong systems in the Naic Estate, Matanda system in the Santa Cruz de Malabon Estate, Marungko Reservoir in the Santa Maria de Pandi Estate, are already completed. The extension of the Buenavista system in the San Francisco de Malabon Estate is likewise completed, with the exception of the excavation of canals in the sitio of Abraham. The construction of the Palindong Dam is almost completed, excepting, however, the excavation of its main ditch and canal structures. One-half of the work for the extension of the Embarcadero system is completed. Our policy of improving the irrigation systems, in order to water every available piece of land susceptible to irrigation and encourage the development of agriculture, has likewise been followed this year. As soon as the proposed Mañgol Dam in the Santa Cruz de Malabon Estate is completed, thereby eliminating the possible drought in the section of Rincon, the extension of the Matanda system, which will enable the sale of about 500 hectares of lands susceptible to irrigation, will be inaugurated. Briefly stated, it may be said that the completion of these various works for the extension or improvement of the irrigation systems in the different Friar lands estates greatly contributed to the prompt disposition of the vacant lands therein.

The following list shows the approximate area which will be converted into rice lands as soon as the proposed extension of the systems above referred to are completed:

	Hectares
Matanda extension	300
Embarcadero extension	500
Bankud extension	300
Kulongkulong extension	200
Total	1,300

Maragondon and Ternate Private Lands.

The diversion of water from the Balayuñgan system, Naic Estate, to private lands in the municipalities of Maragondon and Ternate was satisfactorily undertaken during the year. The extension of the area to be irrigated in the said municipalities, as proposed in previous years, had not been carried out for lack of necessary canals and siphons to be first constructed across the Naic–Maragondon road. The granting of permits in the said municipalities is favorable to the Government. It should be noted, however, that every diversion made is not detrimental to the interests of the tenants in the Naic Estate, who have prior rights to the system, inasmuch as the diverted water is only the surplus water which otherwise would have gone waste.

Private Lands in Noveleta.

As a result of a general campaign conducted during the year for the collection of delinquent water accounts under penalty of cutting the supply of water in case of failure to settle same, the amount of rentals collected for the use of water in the municipality of Noveleta registered an increase. Abundance of water from the Bayan and Plucena systems also contributed to this increase. It is pleasing to note that, on account of the plentifulness of water, no new applications for water permit had been rejected during the year.

Other Applications.

Other applications in the nearby municipalities, particularly in the municipality of Cabuyao, adjoining the Calamba Estate, were rejected due to lack of water and for the reason that the granting thereof may be detrimental to the interests of our tenants who have prior rights thereto. Other applications, however, have been held in abeyance pending necessary investigation. The following statement shows the area in hectares of irrigated lands in the municipalities of Maragondon and Ternate, together with the rent collected therefrom during the year:

Municipality	Area in hectares	Amount
Maragondon and Ternate	437.4625	₱1,749.85
Noveleta	45.4450	181.78

Hydraulic Sugar Mills.

The following were allowed to use water power for the milling of sugar cane, during the year, upon payment of the corresponding rentals:

NAIC ESTATE

Policarpo Villafranca	₱30.00
Antonio de Guia	30.00
Felipe Mojica	30.00

SAN FRANCISCO DE MALABON ESTATE

Cipriano Olimpio	30.00
Julian Legaspi	30.00
Andrea Nocon	30.00
Cornelio Nocon	30.00
Teodoro Bayot	20.00
Francisco Patricio	20.00
Crisanto Lumunsad	30.00
Domingo Colmenar	20.00
Julita Trias	30.00
Julita Trias	20.00
Valeriano Nocon	30.00

Rice Mills.

The only rice mill, which was allowed to operate during the year in San Francisco de Malabon Estate, is that owned by Cipriano Olimpo, from whom rental in the amount of ₱25 was collected.

Irrigation Collections.

The receipts from the irrigation systems since their acquisition from the religious corporations up to and including December 31, 1928, together with the rent collected on private lands, operation of sugar and rice mills and other sources are shown in the following tabulated statement:

Estate	Collections 1928	Previous collections to December 31, 1927	Total to date
Biñan	₱1,019.08	₱2,335.25	₱3,354.33
Calamba	132.49	326.24	458.73
Imus	652.32	1,707.72	2,360.04
Isabela	....	55.00	55.00
Lolomboy	399.09	1,227.77	1,626.86
Naic	1,715.81	9,218.77	10,934.58
San Francisco de Malabon	1,286.75	6,136.51	7,423.26
Santa Cruz de Malabon	38.07	735.30	773.37
Santa Maria de Pandi	242.22	677.80	920.02
Santa Rosa	311.65	554.28	865.93
Totals	5,797.48	22,974.64	28,772.12

Redigging and Cleaning.

The figures in the following tabulated statement represent the quantity in cubic meters of earth, sand and gravel removed from the existing canals, tunnels, laterals and sublaterals, distributary farm ditches, aqueducts and other conduits in the Friar lands estates during the fiscal year:

Province	Estate	Quantity
		Cubic meters
Bulacan	Lolomboy	2,236
	Santa Maria de Pandi	1,776
Cavite	Imus	200
	Naic	2,851
	San Francisco de Malabon	1,277
	Santa Cruz de Malabon	1,126
Laguna	Biñan	678
	Santa Rosa	1,995
	Calamba	2,180
Rizal	Muntinlupa	200

The work of removing these deposits was undertaken by administration, with the aid of the irrigators.

Tunnels on Friar Lands Estates.

The following statement shows the present status of tunnels in Friar lands estates as of December 31, 1928, together with the estimated cost of repairs thereof. Steps will be taken next year to repair those tunnels which are in bad condition, so as to preserve and insure their stability.

CAVITE PROVINCE

	Condition	Estimated cost of repairs
IMUS ESTATE		
Abubot	Heavily silted	₱500.00
Alapan	Good	
Embarcadero	Damaged and silted	1,000.00
Escribano	Good	
Isaac	Damaged and silted	3,000.00
Mabilat	Good	
Makuling	Good	
Molino	Partly damaged	2,000.00
Pasongkabayo	Silted	800.00
Pasongkastila	Good	
San Agustin	Good	
NAIC ESTATE		
Balayuñgan	Good	
Kulongkulong	Good	
Paso de Laja	Fair	
Tambog	Good	
SAN FRANCISCO DE MALABON		
Bankud	Good	
Marcelo	Good	
Palawit	Good	
Plucena	Heavily silted	7,000.00
SANTA CRUZ DE MALABON ESTATE		
Balagbag	Good	
Takluban	Good	
Tres Cruces	Good	

LAGUNA PROVINCE

	Condition	Estimated cost of repairs
CALAMBA ESTATE		
Batino	Good	
Campana	Good	
SANTA ROSA ESTATE		
Dizmo	Silted	2,000.00

Construction and Repairs of Irrigation Systems.

With the exception of major projects authorized this year, all others were completed in their entirety. This is particularly true with the repairs of small projects which consist of the construction of headgates, weirs and other structures. The projects authorized in Laguna Province were completed in their entirety. In Bulacan Province, about 90 per cent was completed and in Cavite Province, 70 per cent. Had it not been for the typhoons and continuous rain during the last quarter of the year, we should have been able to complete the big projects authorized in the Imus, San Francisco de Malabon, and Santa Cruz de Malabon Estates. Fortunately, during the year, despite the considerable damages caused in some provinces, the Friar lands estates did not suffer any damage worth mentioning. The progress of the work achieved this year under this heading may be realized from a reading of the following lines:

BATAAN PROVINCE

Orion Estate.—No repairs of irrigation systems were made in this estate during the year. All that was done on the estate was to maintain the existing systems therein by the irrigators. For the good of public service, efforts will be exerted to appoint a ditchtender at a compensation of not to exceed ₱25 a month to take charge of the irrigation systems therein.

BULACAN PROVINCE

Lolomboy Estate.—The activities accomplished during the year in this estate were the construction of retaning wall along the main canals of the Prensa Dam. The cost amount to ₱374.70. All other works accomplished during the year were merely the cleaning and redigging of existing canals, aqueducts and other irrigation conduits. These works, as usual, had been undertaken by the irrigators in pursuance of the provisions of Administrative Order No. 5. A close supervision of the handling of the system is being maintained during the year, particularly at drought time, so as to avoid friction between the irrigators.

Santa Maria de Pandi Estate.—The reconstruction of the Marungko Reservoir situated in the municipality of Angat has been entirely accomplished. The total cost of the reservoir as of December 31, 1928, is ₱11,270.15. The only remaining work to be undertaken next year is the excavation of canals and the construction of culverts and retaining walls.

CAVITE PROVINCE

Imus Estate.—The proposed extension of the Ebarcadero system, Imus Estate, was carried out during the year in order to dispose of and convert into rice fields the remaining vacant lands situated in the barrios of Burol and Bagoong. Accordingly, the Paliparan Dam, constructed by private parties, was repaired, and its reconstruction was started during the first quarter of the year. About 70 per cent of the work has been completed and it is believed that it may be utilized not later than March 31, 1929. Among the important works undertaken during the year, however, were the repairs of Escribano Tunnels, the installation of Boyang gate and the construction of Minong weir. The construction of Isaac Tunnel was suspended due to lack of funds. Fortunately, the typhoons and drought that occurred during the last quarter of the year did not do any great damage to the irrigation structures in this estate. It is true that some of the irrigation structures and irrigation canals were injured, but they were promptly repaired and, for this reason, the functioning of the system was not interrupted. The following list will show the status of the projects authorized during the year:

Molino Dam and Canals (completed)	₱1,286.48
Isaac Tunnel and gate (suspended)	3,253.74
Paliparan Dam and Canals (suspended)	8,172.70
Boyang gate (completed)	318.65
Escribano Tunnel and Canals (completed)	1,800.50
Minong Weir (completed)	951.63
Malagasang Weir (completed)	60.00
Anabu Weir and Canals (suspended)	100.00
Total	15,943.70

Naic Estate.—The construction of Maname Dam is entirely completed. The excavation of canals on the eastern and western sides is likewise entirely completed. So far, the remaining works to be undertaken are the installation of two iron gates in both intakes and the construction of additional canal structures. The construction of several headgates as well as the installation of iron gates in the Balayuñgan system was likewise completed. The repair and construction of other weirs within the estate have also been undertaken and finished. The following statement will show the status of the projects undertaken in this estate during the year:

Maname Dam Canals	₱1,470.90
Lusakan Aqueduct	1,200.00
Mabakao Dam	720.00
Malamig ditch	360.00
Balayuñgan Tunnels and Canals	3,143.30
Palague iron gates	200.00
Molino gates	300.00
Total	7,394.20

San Francisco de Malabon Estate.—The construction of Bayan Dam as well as its wingwalls are entirely completed. Among the important works undertaken during the year in this estate, which may be particularly mentioned, are the Bandina, Tabo, Bilad, and Buenavista Dams. About one-half of the construction work on the Palindong Dam, authorized during the last quarter of the year, is finished. The following statement will show the status of the projects undertaken during the year and the expenses incurred thereon:

Bilad Dam (completed)	₱1,607.00
Bago Dam (completed)	580.00
Bayan Dam, wingwalls, etc. (completed)	1,950.32
Buenavista Dam (completed)	1,720.00
Buenavista Dam (completed)	1,720.00
Bandina Dam (completed)	819.05
Tabo Dam (completed	500.00
Tiago Dam (completed)	1,077.80
Palindong Dam (suspended)	2,474.40
Julita bull-cart crossing (completed)	600.00
Segundo Weir (completed)	400.00
Pañgal Weir (completed)	300.00
Buenavista extension (completed)	821.90
Total	13,150.47

Santa Cruz de Malabon Estate.—The construction of the Kuminoy Dam is already completed, with the exception of the excavation of its main canals on the eastern side. It has a length of about two kilometers. The excavation of the main canal in the eastern side has been completed and utilized during the year. It greatly contributed to the apparent prosperous condition of rice fields dependent upon said canal. In order, however, that this estate may avail itself of the water flowing waste to the Cañas River, the construction of the proposed Mañgol Dam is imperative. This dam, besides relieving the present shortage of water in the section of Rincon, may also be utilized for diverting water as far as the barrio of Buñga. The waters which were previously diverted to the section of Rincon may be given to the sections of Postema and Amaya. The extension of the Matanda system, for the purposes of irrigating about 500 hectares lying idle and unproductive in that section, by excavating the canals situated in the sitio of Balite, may be started as soon as the Mañgol Dam and Rincon Weir are finished. The following table shows the extent of work undertaken during the year and expenses incurred therein:

Kuminoy Dam (completed)	₱7,978.10
Tres Cruces (completed)	5,051.68
Agaton Dam (suspended)	200.00
Total	13,229.78

LAGUNA PROVINCE

All irrigation projects authorized in this province were entirely completed during the last quarter of the year. The irrigators of the three estates in this province have heartily coöperated not only in the administration of irrigation systems but likewise in the repairs made thereon. As usual, they gratuitously furnished the necessary sand and gravel as well as the transportation of materials to the work sites. This gratuitous labor represents almost one-fifth of the cost of a given project. The most important projects that were undertaken during the year were the construction of Tubigan Dam in Biñan Estate and Makabling Dam in Santa Rosa Estate. The proposed renovation of the Baño Dam in Santa Rosa Estate, as suggested by the Bureau of Public Works, was temporarily abandoned due to lack of funds. In general, the works undertaken during the year in Laguna Province consist of the installation of gates, construction of drops, retaining walls and excavation of canals. The wastage of water in various sections in previous years has been avoided and the distribution work has been closely supervised, all of which tended to increase the production of rice in Laguna Province during the year.

Biñan Estate.—The most important project undertaken in this estate was the reconstruction of the necessary wingwalls in the Tubigan Dam. The construction of headgates and retaining walls, the excavation of ditches and other minor works authorized during the year were entirely completed. The following list shows the works undertaken as well as the expenses incurred therein:

Tubigan Dam, retaining walls, etc. (completed)	₱207.18
Ortiga headgates (completed)	500.50
Teto headgate (completed)	255.30
De-oficio headgate (completed)	111.20
Kawayan headgate (completed)	58.25
Loma retaining walls, etc. (completed)	145.60
Kamatsile headgate (completed)	304.00
Gana headgate (completed)	109.10
Sabutan headgate and retaining walls (completed)	334.45
Lankiwa diversion gate (completed)	131.35
Cariño headgate (completed)	111.15
Terio diversion gate and retaining walls (completed)	149.50
Desto retaining walls (completed)	144.70
Gana headgate No. 2 (completed)	166.80
Halang Culvert (completed)	144.10
Sanquiñon headgate (completed)	285.75
Total	3,158.93

Calamba Estate.—All the projects authorized for this estate were completed. These works, however, were merely confined to the construction of weirs, retaining walls and excavation of ditches and other conduits. The following list shows the projects undertaken in this estate as well as the expenses incurred in everyone of them:

Tulay-Italiano headgate (completed)	₱190.65
Teban headgate (completed)	219.45
Cailles headgate (completed)	345.30
Salgado headgate (completed)	70.30
Kalamias siphon, outlet, etc. (completed)	493.95
Parian retaining walls (completed)	142.65
Linga Weir (completed)	800.75
Amboy headgate (completed)	406.20
Lecheria headgate (completed)	177.60
Total	2,846.85

Santa Rosa Estate.—The most important project undertaken in this estate is the renovation of the Makabling Dam. Particular mention may also be made of the Almeda Weir, upon which depends a considerable area of rice land, and of the construction of headgates and retaining walls. These constructions, as usual, have prevented the wastage of water in various sections and greatly contributed to the good yield of rice in Santa Rosa Estate. The following list gives an idea of the projects undertaken and completed in this estate, together with the expenses incurred therefor:

Sluice way of Makabling Dam (completed)	₱200.00
Makabling Dam (completed)	118.60
Butu diversion gate and retaining walls (completed)	136.30
Bartolazo headgate (completed)	175.70
Gate of Munti Dam (completed)	154.80
Langka retaining walls (completed)	345.80
Bato headgate (completed)	108.00
Ulilangkawayan Weir (completed)	403.90
Campana headgate (completed)	114.35
Malitlit Dam (completed)	180.10
Kiling gates (completed)	260.40
Bantayan gates (completed)	284.75
Almeda Weir Dam (completed)	1,084.65
Biik headgate (completed)	163.50
Kilib retaining walls (completed)	198.20
Poleng headgate (completed)	128.25
Kawayan Weir Dam (completed)	545.20
Hemedes retaining walls No. 2 (completed)	95.60
Pretil na malapad retaining walls (completed)	77.10
Dila headgate (completed)	84.25
Zavalla headgate No. 2 (completed)	145.70
Irrigation culvert in Munti road (completed)	62.25
Falling shutter of Makabling Dam (completed)	14.50
Total	5,081.90

RIZAL PROVINCE

Muntinlupa Estate.—The work undertaken in this estate consists mostly of excavations of existing canals, laterals and sublaterals and distributary farm ditches. These excavations, as usual, were accomplished by the irrigators under the supervision of a ditch tender from the Biñan Estate. Efforts will be exerted next year to detail a ranger to carefully supervise and give proper attention to the administration of the irrigation systems in this estate.

NAIC ESTATE

Timalan System.—In the annual report of the Director of Lands for the year 1927, mention was made regarding the negligence of the purchasers of lands along this system to settle their obligations with the Government. No effort, however, will be spared to compel the interested parties to pay administratively or through the courts.

Association of Irrigators.

The Associations of Irrigators in the Province of Cavite are poorly organized, excepting the one established in the municipality of General Trias headed by Mr. Segundo Colmenar, which is not only coöperating in the administration of the systems but is always up to date in the payment of the charges for the transportation of materials. In the Provinces of Bulacan and Rizal, there are no associations of irrigators formed, and dealing with the irrigators must be made directly. In Laguna Province, with the exception of that established in the municipality of Biñan, the associations are likewise poorly organized. Some of them became so heavily indebted to this Bureau that, to compel them pay even a part of their account, they were denied the privilege of using the water by closing the dams. This step was taken against the irrigators of the Santa Cruz de Malabon Estate in order to compel them to pay their account amounting to ₱400 which was long overdue. The following statement shows the outstanding accounts of the association of irrigators, as of December 31, 1928, in the following municipalities:

Imus, Cavite	₱1,200.25
Bacoor, Cavite	1,191.36
Dasmariñas, Cavite	462.14
Naic, Cavite	300.00
S. C. de Malabon, Cavite	460.00
Biñan, Laguna	172.82
Calamba, Laguna	799.32
Santa Rosa, Laguna	529.32
Total	5,115.21

Complaints Filed Against Irrigators.

The prosecution started against owners of livestock, who allow their animals to wander along the main canals, laterals and sublaterals and other irrigation conduits, had been continued this year, for the proper conservation of the systems. All the animals which were caught bathing and passing in and across the canals and other irrigation conduits were delivered to the corresponding authorities, or otherwise the owners were required to pay the damages within 24 hours. There were also cases instituted before the justice of the peace courts for violation of Act No. 2152, otherwise known as Irrigation Act, such as illegal diversion of water, misdemeanor against property, etc.

CONSTRUCTION OF ROADS AND BRIDGES IN THE FRIAR LANDS ESTATES

The construction of roads and bridges in the Friar lands estates was confined within the very limited amount of ₱25,000 appropriated under Act No. 3309. This sum was utilized in building such roads as would help in the prompt disposition of vacant lands. Unfortunately, due to lack of funds, the construction of the following roads had to be suspended during the middle part of the year:

Cabatuan–Cauayan road, Isabela Estate.
San Nicolas–Molino–Paliparan road, Imus Estate.
Buenavista–Halang road, San Francisco de Malabon Estate.
Naic–Sahing–Quintana road, Naic Estate.

With the partial construction of these roads, the people were encouraged to buy several hundred hectares of lands near them. The work on these roads will be resumed next year, in order to encourage agriculture and hasten the early disposition of vacant lands. The construction of the Palubluban–Aliang road in San Francisco de Malabon Estate will be started in 1929 to dispose of the several hundred hectares of lands lying idle and unproductive in that vicinity.

The following itemized statement shows the roads constructed on Friar lands estates authorized under Acts Nos. 2995, 2955, 3340 and 3355:

	Kilometers
Bulacan Province:	
Bigaa–Pandi road, second class [a]	10
Marilao–Prenza road, second class [a]	5

---

[a] Suspended.

	Kilometers
Cavite Province:	
Tanza-Zanjamayor road, second class [a]	4
Zapote–Molino road, second class [a]	5
Naic–Sahing road, second class [a]	1
Anabu road, second class [a]	1
General Trias–Buenavista, second class [b]	9
Halang–Buenavista road, second class [c]	5½
Isabela Province:	
Cauayan–Cabatuan road, second class [c]	3
Laguna Province:	
Biñan–Calamba road, third class [d]	2
Barandal–Parian, third class [d]	3
Santa Rosa–Santo Domingo, first class [d]	3
Rizal Province:	
Novaliches–Mariquina, first class [b]	5
Total	56½

Bridges.

The construction of the Pasong Kamatsile bridge, situated in the municipality of General Trias, Province of Cavite, was completed during the year. It is a steel bridge, with balustrades, and costs ₱21,500. The only thing to be done on this bridge, in order that it may be utilized for traffic purposes, is the filling up of its approaches which will cost not more than ₱4,000. The Province of Cavite, however, has promised to undertake the work at its own expense.

It may be stated that during the year, the Macañao bridge across the Macañao River in the Isabela Estate was severely damaged, due to the strong winds and typhoons, coupled with floods, and the change of course of the said river. The following list shows the number of bridges constructed on Friar lands estates:

Cavite Province:
- Palubluban bridge, adobe stones, arch (completed).
- Paliparan bridge, steel (completed).
- Pasong Kamatsile bridge, steel (completed).
- Naic–Bancan bridge (abandoned).

Isabela Province:
- Macañao bridge, wooden (destroyed).

---

[a] Suspended.
[b] Completed.
[c] Under progress.
[d] Discontinued.

The construction of these roads and bridges was entrusted to the Bureau of Public Works. In the majority of cases, the works were being accomplished under the "pakiao" system, whenever possible.

CROPS IN THE ESTATES

Despite the strong earthquake felt during the last days of October and the subsequent strong winds and continuous rain during the last quarter of the year, the general condition of the crops in the Friar lands estates was good. Even the appearances of the plant diseases, commonly known in the locality as red and white "apaya," did not seriously affect the crops. However, the strong winds and rains during the last quarter of the year wrought damage to the rice plantations.

Rice.

The early rice crops, commonly known as "makan," were severely damaged by strong winds and typhoons. It is estimated that about 30 per cent of the early rice crops had been damaged. However, the late crops of rice consisting of "inadhika" and other similar varieties gave good harvest. Had it not been for the unfavorable weather condition, the rice crops during the year would surpass the harvest of the previous years. Nevertheless, a fairly good harvest of the second crop rice is anticipated in those estates provided with irrigation systems. The following precentages may be considered conservative estimates of losses of rice crops in those estates where irrigation systems are available: Biñan, 20 per cent; Calamba, 15 per cent; Imus, 15 per cent; Muntinlupa, 20 per cent; Naic, 20 per cent; Santa Rosa, 30 per cent; San Francisco de Malabon, 15 per cent; Santa Cruz de Malabon, 15 per cent; Orion, 15 per cent; Lolomboy, 20 per cent; Santa Maria de Pandi, 15 per cent.

The other estates having no irrigation systems have likewise sustained slight damages due to typhoons and strong winds. The following estimates of loss may be considered as fairly conservative: Santa Maria de Pandi, 15 per cent; Dampol, 10 per cent; Quintana, 10 per cent; Binagbag, 15 per cent; Tala, 10 per cent; Talisay–Minglanilla, 10 per cent; San Jose, 10 per cent.

It may be stated that due to long drought during the year, the crops of upland rice suffered considerable damage. It is estimated that about 45 per cent of the harvest was lost, particularly the crops of the estates in Cavite. There were certain places where the loss of highland rice crops was estimated as far as 90 per cent. Fortunately, the rain which fell during the last days of September greatly revived the upland rice, thus enabling the tenants to pay the installments and interest due, as well as the caiñgin rents.

The following figures show the estimated number of cavanes harvested during the year, including upland rice:

Estate	Area in hectares	Number of cavanes
Banilad	150	3,000
Binagbag	230	4,600
Biñan	1,776	266,400
Calamba	720	144,000
Dampol	390	7,800
Guiguinto	740	14,800
Imus	8,390	185,895
Lolomboy	3,635	109,050
Malinta	2,534	63,350
Matamo	11	275
Muntinlupa	308	15,400
Naic	3,396	101,880
Piedad	2,360	42,480
San Francisco de Malabon	5,000	150,000
San Marcos	33	924
Santa Cruz de Malabon	3,436	103,080
Santa Maria de Pandi	5,540	122,880
Santa Rosa	2,097	335,520
Tala	2,298	43,662
Totals	43,044	1,714,996

Sugar Crops.

Due to the low market quotation of sugar, a reduction in the acreage planted to sugar cane was noted. This is particularly true in the Province of Cavite and some parts of Laguna where some of the lands, formerly devoted to sugar cane, have been converted into coconut plantations and rice fields. Notwithstanding this fact, however, a sugar central had been established in the Talisay–Minglanilla Estate and a new one will be established in the barrio of Quintana, municipality of Tanza, Province of Cavite. This proposed sugar central in Cavite, if built, would be a factor in the development of agriculture in that province and would hasten the early disposition of extensive vacant lands in Santa Cruz de Malabon Estate. The sugar plantation in Imus Estate which is situated in the municipality of Dasmariñas has greatly decreased in area, there being ten only engaged in the planting of sugar cane. The sugar industry in this municipality is concerned mainly with the production of "panocha," for local consumption. The estates where sugar cane is particularly cultivated in large scale are Biñan, Calamba, Santa Rosa and San Jose. There are two centrals in the Calamba Estate and one in the Santa Rosa Estate. In the latter estate, it is estimated that 175,000 piculs of sugar would be harvested. The following table shows the approximate number of hectares planted to sugar cane during the fiscal year 1928 in Friar lands estates and the estimated yield in piculs of sugar:

Estate	Area in hectares	Number of piculs
Biñan	467	299,814
Calamba	900	577,800
Dampol	230	11,960
Guiguinto	40	2,080
Lolomboy	60	3,120
Malinta	42	2,184
Matamo	1	40
Muntinlupa	20	6,420
Naic	90	3,600
San Francisco de Malabon	286	11,440
Santa Cruz de Malabon	15	600
Santa Maria de Pandi	56	3,912
Santa Rosa	810	520,020
Tala	8	416
Totals	3,025	1,443,406

Coconuts.

The attention of the tenants in the Friar lands estates is now absorbed by the prospects of the coconut. Big tracts of land, formerly lying idle and uproductive, are now entirely planted with coconut trees, the majority of which are now bearing fruits. This is particularly true in the estates in Talisay–Minglanilla, Cebu, and Calamba, Laguna.

The following itemized statement shows the total number of coconuts planted in Friar lands estates as of December 31, 1928:

	Trees
Calamba	265,617
Imus	32,000
Naic	3,940
San Francisco de Malabon	156,480
Santa Cruz de Malabon	2,370
Banilad	7,000
Talisay–Minglanilla	162,000
Total	629,407

Corn.

This product is particularly cultivated in great quantities in the Isabela, Dampol, and Talisay–Minglanilla Estates. The City of Cebu gets its big supply of corn from the municipalities of Minglanilla and Talisay. The corn production of Calamba, Lolomboy, Dampol, and Santa Maria de Pandi Estates fills the local demands of the neighboring towns. The following itemized statement shows the estimated harvests of corn from the various Friar lands estates during the year.

Estate	Area	Number of cavanes
Binagbag	4	40
Biñan	10	450
Calamba	50	2,250
Dampol	70	700
Guiguinto	45	450
Lolomboy	12	120
Malinta	15	150
Matamo	4	40
Piedad	18	180
San Marcos	1	10
Santa Maria de Pandi	38	380
Tala	9	90
Totals	276	4,860

Tobacco.

Tobacco is particularly raised in the Isabela Estate in large scale for commercial purposes. The total area devoted to tobacco has slightly decreased due to the drop in the price of this product. The market quotation in the locality dropped so low that it discouraged the people to plant tobacco and induced them to emigrate to other places, particularly to Hawaii. The present quotation of tobacco ranges from ₱5 to ₱8 per quintal, or an average price of ₱7 per quintal.

Salt.

This is a permanent industry of the people in the barrio of Mabolo, municipality of Bacoor, within the Imus Estate. The production of salt during the year was smaller than in previous years, for the reason that the dry season this year was too short. The price ranged from thirty to thirty-five centavos per cavan.

Rubber.

The planting of Para rubber during the year by Reverends Lino Cajili and Policarpio Villafranca in the Imus and Naic Estates, respectively, was a failure. According to information, all of the 55,000 rubber seeds planted in both estates was a total loss.

Other Crops.

Mango is cultivated extensively in the Imus, Dampol, Guiguinto, Santa Maria de Pandi, Lolomboy, and Muntinlupa Estates. Other fruit trees which are being cultivated in large scale are nangka, rimas, and coffee, most particularly in the Imus and Calamba Estates. Papaya, melon, and watermelon are produced in great quantities in the Provinces of Rizal, Laguna, Bulacan, and Cavite. It is no exaggeration to say that Manila gets most of its supplies of fruits, vegetables and other food staples from the Friar lands estates in the provinces named.

FRIAR LANDS INVESTMENT FUND

Prompted by a desire to help Friar lands purchasers who are really in need of money for the development of their estates or for carrying on some industry or enterprise therein, the Government appropriated in October 2, 1907 under Act No. 1736, the sum of ₱100,000. This fund constitutes as the original operating capital and is known as the Friar Lands Investment Fund. Loans from this fund are granted Friar land estate holders on sufficient real-estate securities. In the granting of loans, however, care is excercised to prevent speculation. This working capital has been greatly augmented by the accumulation of interest and has now reached the total sum of ₱334,759.93.

At the beginning of the year 1928, there were 418 total outstanding loans granted, representing an aggregate amount of ₱304,159.20. Out of this total, 51 loans were fully paid in during the year, showing a total collection thereon of ₱45,431.03. Expired contracts, which were renewed during the year, numbered 70 in all, involving an aggregate sum of ₱47,680. In addition hereto, 100 new loans amounting to ₱74,290 were granted during the year, so that at the close of the present year, there exists a total of 467 outstanding loans in the amount of ₱333,018.17. The amount of ₱1,741.76 is available for new loans in the ensuing year 1929. The total applications for loans pending at the end of the year reached 10 in number and involved ₱7,370.

The operations of the Friar Lands Investment Fund are summarized in the following statement:

SUMMARY

Original operating capital	₱100,000.00
Add: Total amount of interest on loans collected up to and including December 31, 1928	234,759.93
Total capital operative as of December 31, 1928	334,759.93

DISTRIBUTION

Disposition	Number of contracts	Amount
Operating capital January 1, 1928	....	₱308,268.64
Less: Outstanding loans January 1, 1928	418	304,159.20
Balance available for loans January 1, 1928	....	4,109.44
Add: Total collections on fully-paid expired loans during 1928	51	45,431.03
Total collections on interest during 1928	....	26,491.29
Total funds available for loans during 1928	....	76,031.76
Less: Total disbursements for new loans granted during 1928	100	74,290.00
Balance available for operation December 31, 1928	....	1,741.76
Add: Total outstanding loans collectible, December 31, 1928	467	333,018.17
Total operating capital of the Friar Lands Investment Fund as of December 31, 1928	....	334,759.93
Total applications pending December 31, 1928	10	7,370.00
Total old loans renewed during 1928	70	47,680.00

SAN LAZARO ESTATE

Disposition.

It should be recalled that since the year 1922, all available lots within the San Lazaro Estate had already been disposed of, so that at present, the work of this Office is concentrated practically upon the collection of installments due, the issuance of deeds of conveyance for fully-paid-up lots, and the administration of the San Lazaro funds.

The actual status of the San Lazaro Estate is illustrated in the following tables:

OCCUPIED LANDS WITH CONTRACTS

Disposition	Number of lots	Area in square meters	Value
Sold and fully paid up	1,905	424,726	₱1,460,505.27
Sold but partially paid	532	173,558	578,244.55
Leased	16	14,696	35,330.00
Totals	2,453	612,980	2,074,079.82

OCCUPIED LANDS WITHOUT CONTRACTS

Bilibid Prison	34,855	₱88,190.00
Bilibid Prison extension	36,430	91,075.00
San Lazaro Hospital	100,395	340,022.00
Two-meter alleys and water closets	25,189	102,082.00
Streets occupied by the City of Manila	259,149	951,847.00
Totals	456,018	1,573,216.00

SUMMARY

Total occupied lands with contracts	612,980	₱2,074,079.82
Total occupied lands without contracts	456,018	1,573,216.00
Vacant lot in front of Bilibid Prison	690.3	4,633.80
Totals	1,069,688.3	3,651,929.62

Collections.

The total receipts during the fiscal year 1928 derived from the administration of the San Lazaro Estate amounted to ₱238,183.43 distributed as follows:

Penalty	₱1,866.72
Sales	55,785.72
Interest on deferred payments on sales	8,189.66
Rents	830.00
Interest on loans	171,487.33
Miscellaneous	24.00
Total receipts	238,183.43

San Lazaro Investment Fund.

Under Act No. 2478, the San Lazaro Investment Fund was created with a working capital originating from receipts on sales of the lands within the San Lazaro Estate for loan purposes. The transactions of the San Lazaro Investment Fund during the fiscal year 1928, are shown in the following itemized statement:

Disposition	Number of contracts	Amount
Operating capital January 1, 1928		₱1,777,988.17
Less: Outstanding loans January 1, 1928	494	1,763,777.19
Balance available for loans January 1, 1928		14,210 98
Add: Total collections on installments on sales of lands during 1928	839	55,785.72
Total collections on loans during 1928	74	458,817.88
Total funds available for loans during 1928		528.814 58
Less: Total disbursements for new loans granted during 1928	108	486,513.70
Balance available for operation December 31, 1928		42,300.88
Add: Total outstanding loans collectible, December 31, 1928	528	1,791,473.01
Total operating capital of the San Lazaro Investment Fund December 31, 1928		1,833,773.89
Total applications pending December 31, 1928		
Total old loans renewed during 1928	41	453,600.00

CONCLUSION

The year 1928 has witnessed an unprecedented progress in almost all lines of activity in which the Bureau of Lands is engaged. This is reflected upon the increases noted in all its accomplishments. For example, there was a greater volume of correspondence received in and released from this Bureau through the mails in 1928 than in 1927, as a result of the increasing interest which the people of these Islands are taking in the acquisition of public lands. That there is truth in this statement is borne out by the fact that there were more public land applications approved, homestead and free patents issued, and mineral lands concessions in force in 1928 than in 1927. The increase noted in the disposition made of claims and conflicts; in the surveys executed, both isolated and cadastral; in the sales of vacant Friar lands lots, and in the receipts derived by the Bureau from its various sources of revenue, are an unmistakable proof of this conclusion.

RECOMMENDATIONS

Pursuant to standing instructions, the undersigned refrains from making any recommendation in this annual report. The attention, however, of the authorities is invited to the recommendations contained in the previous annual reports of the Director of Lands, which, for purposes of the present report, the undersigned desires to make his own. This is particularly true with respect to the recommendation regarding the necessity of providing this Office with a more spacious building to house its growing records and personnel due to the inevitable expansion of its activities, resulting from the growing interest which the people of these Islands are taking in the acquisition of public lands.

Incidentally, I desire to express the hope that with the adoption of the Alunan plan of agricultural development, greater impetus will be given to the acquisition of public lands by the Filipinos and Americans alike. This plan, in the opinion of the undersigned, so far is the most effective and feasible way ever conceived of promoting the agricultural development of these Islands through private enterprise. It is, therefore, but proper that the authorities concerned as well as the public should give this plan the wholehearted support that it deserves, in order that the purpose of the Government in disposing of its vast public domain may be soon realized.

Very respectfully,

JOSE P. DANS
Acting Director of Lands

APPENDICES

[Appendix A]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

June 18, 1928

ADMINISTRATIVE ORDER
No. 13

Subject: **Appraisal and reimbursement of permanent improvements on lands to be sold or leased.**

For the protection of those persons who in good faith have introduced improvements upon lands of the public domain or of the private property of the Insular Government, and who have duly applied for their lease or purchase, the following regulations are hereby promulgated:

1. In every case where the purchase or lease of a tract or parcel of public land or of the patrimonial property of the Government of the Philippine Islands has been applied for within the time prescribed by law, the permanent improvements thereon, if any, introduced in good faith by the applicant or his predecessors in interest shall be appraised separately from the said land and stated in the corresponding notice, for the information of all persons concerned.

2. When such an appraisal has been made, the award of the sale or lease of the land applied for shall be understood as subject to the ordinary conditions prescribed by existing law and regulations, and to the further condition that the successful bidder, if other than the applicant, shall compensate the latter for the improvements in question in the amount specified in the notice, either cash down within 60 days after receipt of the notification of the result of the bidding or auction, or in not more than 10 equal annual installments with interest at 4% per annum on any and all deferred payments, at the discretion of the bidder, unless the said improvements can be removed from the premises without injury to the land and the applicant elects to remove them therefrom within the period of 60 days from the date of his receipt of the copy of the order of award.

3. The phrase "permanent improvements" as used herein shall be understood to include such trees or plants, dikes, roads, buildings, wharves, fish ponds, clearing, levelling, and constructions of all kinds adhering to the soil as naturally enhance the value of the land.

4. To properly carry out the provisions of this administrative order, district land officers are hereby enjoined to carefully see to it that all reports on lease or sale applications contain sufficient information, in addition to the data usually required, concerning (*a*) the nature or kind of improvements found on the land; (*b*) their present assessed value, if any, for purposes of taxation; (*c*) their present market value, and (*d*)

the manner how they were introduced, setting forth the circumstances that might show whether or not their introduction was made in good faith, for instance, if they were made under authority of a provisional permit duly issued in accordance with Administrative Order No. 7 of the Bureau of Lands, or under permission from the Director of Forestry or other competent authority, or because the applicant formerly held and occupied the land as his property, etc.

5. This administrative order shall take effect on July 1, 1928.

(Sgd.) JORGE B. VARGAS
Director of Lands

Approved, June 21, 1928
(Sgd.) SILVERIO APOSTOL
Acting Secretary of Agriculture and Natural Resources

[Appendix B]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

March 29, 1928

CIRCULAR
No. 1–2

1. That portion of paragraph 41 of Circular No. 1, referring to the inspection districts of Northwestern Luzon, Central Luzon, and Southern Luzon, is hereby amended to read as follows:

"NORTHWESTERN LUZON:
Land District No. 2.—Provinces of Abra, Ilocos Norte, and Ilocos Sur.
Land District No. 3.—Provinces of La Union and Mountain Province, except Subprovinces of Apayao and Ifugao.
Land District No. 7.—Province of Pangasinan.

"CENTRAL LUZON:
Land District No. 6.—Province of Nueva Ecija.
Land District No. 8.—Provinces of Pampanga and Tarlac.
Land District No. 9.—Provinces of Bataan, Bulacan, Cavite, Rizal and Zamables and the City of Manila.

"SOUTHERN LUZON:
Land Distrit No. 10.—Provinces of Batangas and Laguna.
Land District No. 11.—Provinces of Marinduque and Tayabas.
Land District No. 16.—Province of Mindoro.
Land District No. 33.—Province of Palawan."

2. This circular shall take effect on April 1, 1928.

(Sgd.) JORGE B. VARGAS
Director of Lands

[Appendix C]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

August 10, 1928

CIRCULAR
No. 1–3

Subject: **Designating the Superintendent of the San Lazaro Estate ex-officio Assistant Chief, Friar Lands Division.**

1. Paragraph 64 of Circular No. 1 is hereby amended to read as follows:

"SAN LAZARO ESTATE AND LOAN SECTION

"64. This section shall be in charge of all collections on San Lazaro estate contracts; of all transactions concerning San Lazaro Estate, such as the execution and revision of sales contracts and their assignments, the issuance of buildings in the San Lazaro Estate, the subdivision of lots, the relocation of monuments, and the issuance of the deeds of conveyance for those lots which have been fully paid for; of passing upon all applications for loan from San Lazaro and Friar Lands Loan Funds; of the preparation and recording of all necessary papers for action by the inspection committee; of the execution of the mortgage contracts so that they can be forwarded to the register of deeds; of the preparation of notices for the payment of loans and interest due; of the cancellation of the mortgages upon the payment of loans; and of the preparation of weekly reports of pending loan applications and the funds available. The superintentendent of the San Lazaro Estate shall be ex-officio assistant chief of the Friar Lands Division."

2. Paragraph 65 of Circular No. 1 is hereby amended to read as follows:

"FIELD SERVICE

"65. The field service personnel shall consist of a supervising Friar lands inspector, the suveyor-inspectors, the Friar lands agents, construction foremen, irrigation foremen, celadores, rangers and such semiskilled or nonskilled laborers as may from time to time be appointed. The supervising Friar lands inspector shall have direct supervision over the agents, construction and irrigation foremen and all other field employees of the Friar Lands Division who may be attached to agencies Nos. 1, 2, 3, and 4."

(Sgd.) JORGE B. VARGAS
Director of Lands

[Appendix D]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

September 11, 1928

CIRCULAR
No. 1–4

Subject: **Retransferring to the Administrative Division of the Cash Section and amending the paragraphs of Circular No. 1 affected thereby.**

1. Paragraph 5 of Circular No. 1 is hereby amended to read as follows:

"ADMINISTRATIVE DIVISION

"5. The chief of this division shall be known as Chief Clerk. This division shall be in charge of all the work on personnel, including the preparation of all papers relating to appointments and separation of employees; of all the office records including the preparation and certification of official copies thereof; of the preparation of all statistics and periodical reports relative to public lands applications and concessions and land registration matters; of the distribution of the incoming, and the revision of the outgoing, mail; of the stenographic work for the Director and Assistant Director; of the preparation and issuance of orders and circulars of this Bureau and the supervision of the multigraphing or mimeographing and distribution of the same; of the revision of publicity materials of the Bureau and the supervision of the printing and distribution thereof; of the supervision of the janitor, messenger and transportation services in the headquarters building; of all collections in the central office except those pertaining to the Friar Lands and San Lazaro Estates; of all cash disbursements; and of such functions, duties, activities or matters coming under the jurisdiction of the bureau as are not specifically assigned to any other division."

2. Paragraph 6 of Circular No. 1 is hereby amended to read as follows:

"6. This division shall consist of the following sections:

1. Personnel Section,
2. Records and Mailing Section,
3. Statistics Section,
4. Cash Section and
5. General Service Section."

3. Paragraph 53 of Circular No. 1 is hereby amended to read as follows:

"ACCOUNTING AND PROPERTY DIVISION

"53. The chief of this division shall be known as Chief Accountant. This division shall be in charge of all work in connection with the accounting and auditing of the Bureau's receipts and disbursements from each appropriation and those of the Friar lands estates, San Lazaro estates, Cagayan Agricultural Colony, and Bohol Agricultural Colony and refund of trust funds; with the collection and certification to the Insular Auditor and the Insular Treasurer of cadastral reimbursements in accordance with the provisions of section 2 of Act 3077; with the examination of the cash and accounts of collecting and disbursing officers; with the custody and safekeeping of all office property not actually in use by or assigned to any officer, employee, division, or section of the Bureau; with the study of the causes for the increase or decrease of collections and the increase or decrease of expenditures; with the verification of supplies and equipment in the storeroom and those held by officers and employees of the Bureau under memorandum receipts; with the reconcilement of the accounts of the different divisions or of the employees with the trial balance or the general ledger; and with the preparation of correspondence incident thereto. The Chief Accountant shall see to it that no overdraft occurs in any of the appropriations under the immediate control of the Bureau and shall have authority to temporarily suspend payments or the issue of supplies for activities leading to such overdraft, reporting the matter forthwith to the Director for decision. He shall further report to the Director for decision any expenditure of money or use of property beyond that permitted or allowed by law and proper under the rules and regulations of the Bureau and the appropriated funds therefor. The Chief Accountant shall see to it that moneys payable to the Bureau of Lands in accordance with law, regulation or contract are collected by the officers concerned and that efforts are exerted by the division or officer called upon to effect the collection thereof. He shall likewise determine the financial ability of prospective debtors to the Bureau and in extending credits he shall be responsible to the Director for the collection thereof under the provisions of General Circular No. 179, dated June 11, 1923, of the Insular Auditor. He shall further see to it that advance funds no longer needed are deposited or returned by special disbursing officers and that the moneys collected by collecting officers are deposited as often as required by existing regulations. The Chief Accountant shall, in conjunction with the Chief of the Friar Lands Division, inspect from time to time the buildings offered as securities for loans granted the owners thereof with a view to satisfying the Director that they are in good condition as when accepted as such securities, or for the purpose of verifying that the money granted as loans has been expended in the improvement of the buildings held as securities by the Bureau of Lands. This division shall consist of the following sections:

Bookkeeping Section, under the chief bookkeeper;

Auditing Section; Property Section, under the property clerk; and Cadastral Accounts Section."

4. Paragraph 55 of Circular No. 1 is hereby renumbered as 9-a and amended to read as follows:

"CASH SECTION

"9–a. The Cash Section shall be in charge of all cash collections except for friar lands and San Lazaro payments; of all cash disbursements in Manila; of the preparation of the general pay roll, labor pay roll and general vouchers covering collection and disbursement made in the section including refund of deductions for absences approved with pay and commutation of accrued leave; and of the accounting of all collections and disbursements handled in the section. Payrolls shall be sent to the Auditing section as soon as paid for journalization."

5. Paragraph 56 of Circular No. 1 is hereby renumbered as 9-b and amended to read as follows:

"9–*b*. The cashier shall be in charge of the salary cards of the officers and employees in the central office and shall also keep a file of unpaid bills for ready reference when payment is received from time to time. As soon as a bill is paid, it shall be sent to the Bookkeeping Section for file and must show on its face the number of official receipts and date of payment. No disbursement shall be made by the cashier and disbursing officer except on presentation of duly approved voucher.

6. Paragraph 57 of Circular No. 1 is hereby amended to read as follows:

"AUDITING SECTION

"57. This section shall be in charge of the auditing of all expenditures and collections in accordance with the accounting regulations; of the examination of all bills or accounts rendered against the Bureau; and of the indexing of all salary payments to employees and sundry payments by warrant. This section shall also see to it that entries in the supplies, equipment and plant ledger cards are properly made by the property clerk, initialing the cards thereafter; that the totals of the trust, advance, and collection fund cards agree with the corresponding accounts thereof in the general ledger of the Bookkeeping Section; that the totals of the subsidiary ledger books kept in the Friar Lands Division, and the survey cost accounting records kept in the Survey Information Section of the Division of Surveys, and all other subsidiary records of the Bureau related to the trial balance agree with the corresponding accounts of the general ledger by examining and totalling the entries thereof at least once after the close of business each month. This section shall also be in charge of the issuance of certificates of clearance and the examination of the cash and accounts of collecting and disbursing officers of the Bureau, regular or special, and should see to it that the cash balance at the end of the month as shown in the cashbook of a collecting and disbursing officer or as shown by him in the abstract of consolidated receipts (General Form No. 11–A) and quarterly cash report (General Form No. 25–A) agrees with the balance shown in the advance and collection funds cards of the disbursing officer concerned, in so far as is possible, and tracing the difference, if any, by proper reconcilement."

(Sgd.) JORGE B. VARGAS
Director of Lands

[Appendix E]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

January 3, 1928

CIRCULAR
No. 122

Subject: **Preparation and submission of reports on public land investigations.**

1. It has been noted of late that reports on public land investigations are sometimes not submitted within a reasonable time after the said investigations are conducted, with the result that the parties interested therein who inquire at the Central Office about their cases, three or more weeks after the date thereof, become suspicious when they learn that the corresponding reports have not as yet been submitted by the investigators concerned.

2. It is unnecessary to state that the delay in the preparation and submission of such reports may cast a reflection on the efficiency of the field personnel of this Bureau; and may result in the omission therein, through forgetfulness, of important facts relevant to the points at issue, and hence to the rendition of erroneous decisions.

3. Public land inspectors including those designated as acting, assistant and deputy, and all other officials and employees of the Bureau of Lands performing investigation work are, therefore, hereby enjoined to prepare and submit the reports on investigations conducted by them within the shortest possible period which, save in exceptional cases, should not be longer than two weeks. In this connection attention is called to the request of the Secretary of Agriculture and Natural Resources that "investigators of land conflicts be instructed to submit their reports, together with a translation into either English or Spanish of each and everyone of such sworn statements of witnesses in the native dialect, and to present a legible transcript to all the testimonies of the parties and witnesses. Inasmuch as a typewriter is not always available, public land inspectors or investigations should be required to have a reasonably legible penmanship."

4. Division inspectors and district land officers are hereby directed to see to it that the provisions of this circular are strictly observed.

(Sgd.) JORGE B. VARGAS
Director of Lands

[Appendix F]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

May 16, 1928

CIRCULAR
No. 123

Subject: **Approval of homestead and free patent applications by district land officers.**

1. Pursuant to section 4 of Act No. 2874, district land officers are hereby authorized to issue orders approving homestead and free patent applications for lands located in their respective districts, subject to confirmation by the Director of Lands.

2. Before any such order is issued, the district land officer concerned should first satisfy himself that all the requirements of law and regulations have been complied with. In the case of a homestead application, he should ascertain: (*a*) if the applicant possesses the necessary qualifications to acquire a homestead (civil status, age, nationality and property ownership); (*b*) if the land applied for has been certified as alienable or disposable land by the Bureau of Forestry; (*c*) if it is open to entry and disposition, (*d*) if the applicant has cut trails around the land and placed posts and signs at the corners thereof; (*e*) if the land is not claimed by anybody except the applicant; and (*f*) if the applicant has paid at least four pesos (₱4) as first annual installment of the homestead fees. In the case of a free patent application, it should be ascertained: (*a*) whether the applicant is qualified to secure a free patent (nationality and property ownership); (*b*) whether the applicant has, either by himself or through his predecessors in interest, continuously occupied and cultivated the land prior to or since July 4, 1907; and (*c*) whether the land is not claimed by anybody except the applicant.

3. To guide him in the determination of the homestead applicant's ownership and interests in any other and in the province where the land applied for is located and in the province where the applicant may yet be residing, at the time the application was filed, the District Land Officer himself should request of the corresponding provincial treasurers a certification to that effect, for which purpose B. L. Form No. 120–A should be used. This should also be done in the case of a free patent applicant whose application was filed after May 6, 1924, when Section 41 of Act No. 2874 was amended by Act No. 3164.

4. Orders of approval should be issued by district land officers on B. L. Forms Nos. 5–A (for Homesteads) and 6–B (for Free Patents). Sufficient copies should be prepared so as to allow two for the applicant (one of which to be delivered to him as a provisional copy until the other copy signed by the Director of Lands is mailed to him), and one each for the

files of the Director of Lands, the provincial treasurer (in the case of free patents only), the district land officer, the Records Section of the Bureau of Lands, and the Bureau of Non-Christian Tribes (if the land is within a province under its jurisdiction). A sketch showing the area, dimensions and boundaries of the land should be drawn on the back of each copy, and the orders should conform in make-up with similar orders issued by the Central Office in Manila, except that orders issued in accordance with this Circular shall contain the following additional paragraph and appropriate spaces for their confirmations.

> "Issued at .... on ....
> under authority of Circular No. 123, and subject to the confirmation by, and approval of, the Director of Lands.
>
> "(Printed Signature)
> "District Land Officer
>
> "Approved and confirmed.
> "Manila, ...
>
> "Director of Lands."

5. All copies including the original, of the order of approval prepared by a district land officer, except the provisional copy issued to the applicant, should be forwarded to the Central Office for confirmation, together with all papers supporting the approval provisionally granted by the district land officer, and these must be, among other documents necessary for its approval: (*a*) the report on preliminary investigation or a statement or reference to a report already submitted; (*b*) the initial payment made by the applicant or official receipt number issued therefor; and (*c*) the provincial treasurer's certification relative to the ownership qualification of the applicant.

6. For the purpose of filing final proofs, the statutory periods provided in section 14 of Act No. 2874, within which final proofs should be filed, shall be based upon the date of the order of approval issued by the district land officer, unless the Director of Lands, in confirming such order of approval, determines otherwise.

7. This circular shall take effect on July 1, 1928.

(Sgd.) JORGE B. VARGAS
Director of Lands

[Appendix G]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

November 21, 1928

CIRCULAR
No. 123–1.

***Subject:* Approval of homestead and free patent applications by district land officers.**

1. Paragraph 4 of Circular No. 123 is hereby amended to read as follows:

"4. Orders of approval should be issued by District Land Officers on B. L. Forms Nos. 5–A (for Homesteads) and 6–B (for Free Patents). Sufficient copies should be prepared so as to allow two for the applicant (one of which to be delivered to him as a provisional copy until the other copy signed by the Director of Lands is mailed to him), and one each for the files of the Director of Lands, the Provincial Treasurer (in the case of free patents only), the Director of Forestry (in the case of homesteads only), the District Land Officer, the Records Section of the Bureau of Lands, the Bureau of Non-Christian Tribes and the provincial governor (if the land is within a province under the jurisdiction of the Bureau of Non-Christian Tribes). A sketch showing the area, dimensions and boundaries of the land should be drawn on the back of each copy, and the orders should conform in make-up with similar orders issued by the Central Office in Manila, except that orders issued in accordance with this Circular shall contain the following additional paragraph and appropriate spaces for their confirmation:

> 'Issued at ....
> on .... under authority of Circular No. 123, and subject to the confirmation by, and approval of, the Director of Lands.
>
> '(Printed Signature)
> 'District Land Officer.
>
> 'Approved and confirmed.
> 'Manila ....
> 'Director of Lands.' "

2. This Circular shall take effect December 1, 1928.

JOSE P. DANS
Acting Director of Lands

[Appendix H]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

July 16, 1928

CIRCULAR
No. 124

Subject: **Disposition of lands forfeited to the Government for nonpayment of taxes.**

For the purpose of facilitating the disposition of lands forfeited to the Government for nonpayment of taxes in accordance with the provisions of Administrative Order No. 1 of this Bureau, the following regulations are hereby promulgated for the information and guidance of all concerned:

1. *When forfeited property may be sold or leased.*—Any forfeited property may be sold or leased by the Director of Lands to a third person after the expiration of the period of 90 days from the date of the publication of the notice of delinquency, without the right of redemption having been exercised and if the original owner or his legal representative, heirs, or assignees, have not applied for the repurchase of the land.

2. *Form of application and place of filing.*—An application to purchase or lease forfeited property shall be addressed to the Director of Lands through the provincial treasurer of the province in which it lies, or through the latter's authorized deputy (the treasurer of the municipality in which the property is located). The application must be under oath, in duplicate, in the form prepared for the purpose by the Director of Lands and furnished by him or by a provincial or municipal treasurer.

3. *Date when application is considered filed.*—The application shall not be considered filed on the date when it is prepared, sworn to, or mailed, but on the date when the original thereof is actually received in the provincial treasurer's office or in that of his duly authorized deputy (the treasurer of the municipality where the land is situated), or in the office of the Director of Lands in Manila, which, together with the number assigned by the Bureau of Lands to the said application, shall be stamped or noted thereon and communicated to the applicant; but in case of conflict as to the priority of application, the date of receipt in the Bureau of Lands shall prevail.

4. *Action on application.*—Upon receipt of an application by the Provincial treasurer concerned or his authorized deputy (the treasurer of the municipality where the land is located) as the case may be, he shall immediately forward its original to the Director of Lands, investigate the land therein described and submit a report of his investigation to the Director of Lands stating, (*a*) the area, and location of the land by

sitio, barrio and municipality, (*b*) whether a title exists and if so, the nature of the title and the certificate number, if registered, (*c*) the date of forfeiture, the number of the tax declaration and the name of the declared owner, (*d*) the amount of taxes and penalties due thereon, (*e*) the minimum price at which the parcel is to be sold, in case of sale, or appraised value, in case of lease, (*f*) whether the land was properly declared, and if not, whether it is public land or property belonging to a person other than the declared owner, (*g*) whether or not it is occupied or applied for by any public land applicant, (*h*) whether the land is not needed for future public improvements, (*i*) whether the land is suitable for the purpose for which it is applied for, and (*j*) if it would be advantageous to the Government to have the land leased instead of being sold.

The duplicate of an application filed in the Bureau of Lands for lands outside of the City of Manila, shall be referred to the Provincial Treasurer concerned, for file and for investigation, report and recommendation, as above provided, before any definite action is taken thereon.

A copy of land application filed under these regulations and sent by the Director of Lands to a provincial treasurer shall be considered as a request for an investigation upon the corresponding provincial treasurer to ascertain and inform the Director of Lands on the points mentioned in this paragraph.

5. *Approval or rejection of application.*—If, after considering the report and recommendation of the provincial treasurer or his duly authorized deputy (the treasurer of the municipality where the land is located) as the case may be, the Director of Lands is satisfied that the applicant is qualified under the law to acquire the land in the form of concession under which he applied, the said Director shall proceed with the sale or lease of the land applied for in the manner herein provided. An application filed by a person who is not qualified to acquire the land applied for in the form he applies for the same, shall be rejected.

6. *Manner and limitations of sales and leases.*—The Director of Lands shall advertise the sale or lease of forfeited lands covered by applications duly filed, with the authorization of the Secretary of Agriculture and Natural Resources previously obtained; *Provided, however,* That even if the land is not covered by any application, when the public interests so require, the Director of Lands may, with the authority of the Secretary of Agriculture and Natural Resources, advertise the sale or lease thereof at public auction, upon the recommendation of the corresponding provincial treasurer who shall have conducted the investigation hereinbefore required. The advertisement and sale or lease here provided may be delegated by the Director of Lands to the provincial treasurers.

Provincial treasurers, when specifically authorized by the Director of Lands, shall advertise and hold and conduct auctions for the sale or lease of such parcels of lands forfeited to the Government for nonpayment of taxes upon which appraisal have been approved by the Department Secretary according to section 114 of Act 2874. In the conduct of the bidding the provincial treasurer shall make a careful notation of the different bids submitted, using in this case B. L. Form No. V–28, and shall be guided as far as applicable by the provisions of Administrative

Order No. 6, Bureau of Lands (25 Official Gazette, 2211, September 1, 1927) and amendments thereto, except as hereinafter provided. Under the column for remarks in the form, it should be stated whether the bidding was oral or written, and in the case of sealed bidding, whether the applicant was present or represented and equalled, or did not or refused to equal the highest bid. The time when the deposit was made by the successful bidder, and such other information as may be useful for award to be made by the Bureau of Lands should be given in the report of bidding. This report, together with all the bids and papers in connection therewith, must be forwarded to the Director of Lands immediately after the auction in order that award may be made. These papers should likewise be accompanied with the certificates of the provincial and municipal treasurers concerned and the business managers of the local newspapers where publication, when necessary, was made showing that the notices have been posted and published in the places and newspapers as required by law and regulations. Evidence or payment of the purchase price or the lease rentals should also be reported to the Director of Lands by giving the Official Receipt number and the amount paid, as well as the date of payment.

The successful bidder must be required to make the necessary deposit not later than the close of office hours of the next following working day and that, in addition to filling out a prescribed form of bid and acceptance (B. L. Forms Nos. V–26 and V–36), he should be made to accomplish the corresponding Forfeited Land Sales Application, if no application has yet been previously filed for the land involved in the bidding.

7. *Deposit for advertisement.*—In all cases where newspaper publication of notices of sale or lease is required by law (when the appraised value of each lot is over ₱240), a deposit of not exceeding ₱70 shall be made with the provincial treasurer or with the Director of Lands in Manila, by the applicant or successful bidder to cover all expenses of advertisement that may have been made or caused to be made from time to time by the provincial treasurer or the Director of Lands and no part of the amount deposited is reimbursable to any applicant. However, should the successful bidder be other than the applicant and said applicant has already made the deposit herein required, the successful bidder shall reimburse the amount thereof direct to the applicant or through the provincial treasurer or the Director of Lands, and no award shall be made until such deposit or reimbursement, as the case may be, shall have been effected. Where the lots advertised for sale or lease are not covered by any recorded application, the expenses of publication of the notices of sale or lease in the newspapers shall be advanced by the provincial treasurer concerned. In this case the successful bidder or bidders, as the case may be, shall reimburse to the province, the expenses of advertisement, and no award shall be made until such reimbursement shall have been effected.

8. *Payments, to whom to be made.*—All deposits or payments on account of applications covering forfeited properties may be made either to the provincial treasurer or to the Director of Lands.

9. *Survey.*—The land sold or leased under these regulations need not be previously surveyed, but in case the applicant desires it to be surveyed, he shall bear the expenses of the survey. He shall make a deposit to the

Director of Lands of such amount as may be estimated by the latter to be the probable cost of the survey.

10. *Delivery of land.*—The provincial treasurer concerned, in representation of the Director of Lands, shall make delivery of the land to the purchaser or lessee in accordance with the provisions of Act 3038 in relation to the Public Land Law, Act 2874, as amended, and the regulations promulgated thereunder.

11. *Temporary permits.*—A provisional permit for the temporary use and occupation of forfeited properties may be issued by the Director of Lands or the provincial treasurer concerned by authority of the Director of Lands upon forfeited lands previously appraised and determined either by inspection or other means known to the provincial treasurer concerned as unoccupied except by the permittee or otherwise vacant, for a period of not exceeding one year from and after the date of the issuance of the permit, renewable at the discretion of the Director of Lands for another period of one year.

Permits issued by the provincial treasurers shall be subject to the confirmation by, and approval of, the Director of Lands and when so confirmed and approved, they shall take effect and shall be subject to the same conditions as those issued by the Director of Lands.

For uniformity, the provincial treasurer concerned shall use for this purpose a form similar to that used by the Bureau of Lands in such cases and immediately upon its issue he shall forward to the Director of Lands, the original and two carbon copies of the permit issued, together with the report of investigation made prior to the issuance of the permit, or in lieu thereof, a statement why such investigation was not made. There should also be forwarded a statement of the number and date of the official receipt and the amount collected as fees, as well as a sketch of the land subject of the permit showing dimensions and adjoining properties. In cases where the land involved has been previously surveyed and a plan and technical description thereof exist, a reference to the identification number of the plan will be sufficient.

12. *Nature of regulations.*—These regulations shall be considered as merely supplementary to the provisions of the Administrative Code relative to land forfeited to the Government for nonpayment of taxes as well as those of Act 3038 in relation to the Public Land Act No. 2874, as amended, and other regulations promulgated by the Director of Lands pursuant to said Act 2874, which are not in conflict herewith.

13. *Effective date.*—This circular shall take effect on August 1, 1928.

(Sgd.) JORGE B. VARGAS
Director of Lands

Concurred in:
(Sgd.) VICENTE DEL ROSARIO
Chief, Executive Bureau

[Appendix I]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

July 20, 1928

CIRCULAR
No. 125

Subject: **New serial numbers for Bureau of Lands forms.**

1. With a view to coördinating the numerous forms used by the Bureau of Lands and the several divisions thereof, and for the purpose of uniformity in numbering them and thus facilitating their identification, a revision of all such forms, blank and otherwise, has been made, and new serial numbers have been adopted for them, as follows:

Old B. L. Form No.	Description	New B. L. Form No.
	A. DIRECTOR OF LANDS	
Unnumbered	Memorandum pad, pink	I–1
177	Reference slip, pink	I–2
	B. ASSISTANT DIRECTOR	
Unnumbered	Memorandum pad, blue [1]	II–1
177	Reference slip, blue [1]	II–2
	C. GENERAL-COMMON TO ALL DIVISIONS	
81	Memorandum pad, white	III–1
177	Reference slip, white	III–2
	D. ADMINISTRATIVE DIVISION	
1(A)	Application for employment	IV–1
221	Service card, revised, white, for permanent employees	IV–2
221	Service card, revised, pink, for temporary employees	IV–2a
4(A)	Record of attendance, leave and assignment	IV–3
190	Report of general efficiency of employees	IV–4
46	Roster of personnel (1st sheet)	IV–5
46–A	Roster of personnel (2nd sheet)	IV–5a
231	Request for employment of temporary employees	IV–6
232	Appointment for temporary employees	IV–7
230	Report of absences	IV–8
233	Report of separation from the service of temporary employees	IV–9
34	Cross reference slip	IV–10
69	Letter to Director of Lands requesting authority to print forms in the duplicating shop	IV–11
66	Status card for homestead and free patent application	IV–12
66–A	Status card for lease and sales application	IV–13
97	Sales application index card	IV–14
16	Folder for homestead application	IV–15
16–A	Folder for lease application	IV–16
16–B	Folder for sales application	IV–17
16–C	Folder for free patent application	IV–18
16–D	Folder for foreshore lease application	IV–19
16–E	Folder for reclaimed land lease application	IV–20
16–F	Folder for mining claim application	IV–21
162	Wrapper for papers on file	IV–22
64	Daily record of public land carpetas	IV–23
10(A)	Request to file application for absence made	IV–24
16(A)	Clearance	IV–25

Old B. L. Form No.	Description	New B. L Form No.
	D. ADMINISTRATIVE DIVISION—Continued	
20(A)	Report to Civil Service re expiration of probationary period of employees under probational appointment	IV-26
27(A)	Call-up for daily time record	IV-27
32(A)	Changes of personnel	IV-28
Unnumbered	Resolution of the efficiency committee	IV-29
10(A)	Chit for visitors desiring to see the director or assistant director	IV-30
18(A)	Transportation ticket	IV-31
19(A)	Permit for employees to go out or come into the Oriente Building during or after office hours	IV-32
3-A	Permit to remain in the office after office hours for overtime purposes	IV-33
100	Two-centavo postal card used by the Bureau of Lands in acknowledging receipt of important correspondence or document	IV-34
Unnumbered	Receipt of an employee for towel furnished him for personal use while in the service	IV-35
Unnumbered	Time card	IV-36
2(A)	Certificate to chief surgeon, Philippine Constabulary for medical treatment	IV-37
Unnumbered	Leave card	IV-38
234	Transmittal of appointment	IV-39
Unnumbered	Letter to the Director of Philippine General Hospital requesting that the employee certified be allowed usual privileges accorded Government employees who are in need of medical treatment	IV-40
47(A)	Record of monthly street car tickets used by the Bureau of Lands employees on official business	IV-41
52(A)	Record of two-centavo postal card used by the Bureau of Lands in acknowledging receipt of important correspondence or document	IV-42
Unnumbered	Contract for the appointment of apprentice surveyor	IV-43
Unnumbered	Appointment of apprentice surveyor	IV-44
21(A)	Letter requesting an employee to fill up an information sheet	IV-45
5(A)	Memorandum for a division chief regarding the completion of probationary period of an employee under him	IV-46
Unnumbered	Letter to subscriber to *The Lands Courier* informing him of the expiration of his subscription	IV-47
16-A	Folder for registration records	IV-48
2(A)	Daily report, duplicating shop	IV-49
48(A)	Statement of cost of jobs done in the duplicating shop	IV-50
Unnumbered	Monthly report, duplicating shop	IV-51
Unnumbered	Distribution sheet of monthly report	IV-52
37(A)	Job ticket	IV-53
42(A)	Distribution sheet for estimation	IV-54
49(A)	Memorandum for division chiefs advising them that job is ready but papers have not as yet been received	IV-55
50(A)	Memorandum for division chiefs requesting them to have proof checked	IV-56
3(A)	Weekly report, duplicating shop	IV-57
	"(A)" stands for Administrative Division Form No.	
	E. PUBLIC LANDS DIVISION	
1-A	Homestead application	V-1
2-A	Additional homestead application	V-1a
50-A	Letter requesting homestead entry fee	V-2
108(P)	Call-up letter for homstead fees	V-2a
5-A	Order: Approval of homestead application (by Director of Lands)	V-3
V-3	Order: approval of homestead application (by district land officer)	V-3a
6-A	Notice of intention to make final proof (homestead)	V-4
7-A	Final proof-homestead (testimony of applicant)	V-4a
8-A	Final proof-homestead (testimony of witness)	V-4b
15-A	Transfer of homestead rights	V-5
140	Homestead patent (under Act 2874)	V-6
140-A	Homestead patent (under Act 926)	V-6a
206	Record of homestead payments in two installments only	V-7
1-B	Application for free patent	V-8
2-B	Notice of application for free patent	V-9
3-B	Letter transmitting Form 2-B to applicant for free patent	V-9a
4-B	Order of investigation and survey of lands covered by free patent application	V-10
95(P)	Report of investigation on free patent application	V-11
6-B	Order: Approval of free patent application (by Director of Lands)	V-12
V-12	Order: Approval of free patent application (by district land officer)	V-12a
5-B	Free patent	V-13
1-C	Lease application (by individual)	V-14
2-C	Lease application (by corporation)	V-14a
3-C	Additional lease application	V-14b
5-C	Foreshore, reclaimed or Marshy land lease application	V-14c
105-D(P)	Notice of lease of public lands (English) sealed bidding	V-15
106-D(P)	Notice of lease of public lands (Spanish) sealed bidding	V-15a
105-E	Notice of lease of public lands (English) oral bidding	V-15b
106-E	Notice of lease of public lands (Spanish) oral bidding	V-15c
1-D	Sales application (by individual)	V-16

Old B. L. Form No.	Description	New B. L. Form No.
	E. PUBLIC LANDS DIVISION—Continued	
2-D	Sales application (by corporation)	V-16a
3-D	Additional sales application	V-16b
5-D	Miscellaneous sales application	V-16c
6-D	Final proof-sales application (testimony of applicant)	V-17
7-D	Final Proof—S. A. (testimony of witness)	V-17a
105-A(P)	Notice of sale of public lands (English) sealed bidding	V-18
106-A(P)	Notice of sale of public lands (Spanish) sealed bidding	V-18a
105-B	Notice of sale of public lands (English) oral bidding	V-18b
106-B	Notice of sale of public lands (Spanish) oral bidding	V-18c
105-C	Notice of sale of public lands under Chapter XI of Act 2874 (English) Oral bidding	V-18d
106-C	Notice of sale of public lands under Chapter XI of Act 2874 (Spanish) oral bidding	V-18e
4-D	Sales patent	V-19
12-A	Application by a member of non-Christian tribe for a permit of occupation	V-20
13-A	Request for permit of occupation	V-21
14-A	Approval of permit of occupation	V-22
71	Application and acceptance permit	V-23
7-C	Permit for temporary occupation and provisional use of public lands (by the Director of Lands)	V-24
8-C	Permit for temporary occupation and provisional use of public land (by district land officer)	V-25
73(P)	Bid and acceptance of conditions	V-26
192	Order to make investigation and survey of tract covered by homestead and sales applications	V-27
72	Report of bidding	V-28
19	Certificate of Bureau of Forestry	V-29
15(P)	Report of investigation of public lands	V-30
4-A(P)	Letter to provincial treasurer requesting information as to the full extent of applicant's ownership in land (by the Director of Lands)	V-31
120-A	Letter to provincial treasurer requesting information as to the full extent of applicant's ownership in land (by district land officer)	V-31a
55-A	Townsite patent (under Act 2874)	V-32
31	Subpoena	V-33
33	Subpoena duces tacum	V-34
3-A	Letter to homestead applicants advising them of the manner of paying homestead fees	V-35
	"(P)" stands for Public Lands Division Form No.	
	F. MINERAL LANDS DIVISION	
1	Register of mineral lands locations	VI-1
2	Register of applications for mineral lands	VI-2
3	Affidavit of annual assesment work	VI-3
4	Final notes	VI-4
5	Description of field survey and report on mining claim	VI-5
6	Certificate of identity of claim	VI-6
7	List of names	VI-7
8	Final oath of deputy mineral surveyor	VI-8
9	Application for lease, and permits of mineral lands	VI-9
10	Patent (placer and lode)	VI-10
11	Coal revocable permit	VI-11
12	Lease for drilling purposes	VI-12
13	Technical description of mineral lands	VI-13
14	Bond for mineral land leases	VI-14
15	Record of mining corporations	VI-15
10	Coal land lease	VI-16
11	Lease for exploration purposes	VI-17
9-A	Application and declaration of location of mineral lands	VI-18
132	Declaration of location (Placer)	VI-19
24	Declaration of location (Lode)	VI-19a
18(M)	Report of field activities on mineral lands	VI-20
19(M)	Report of mining recorders	VI-21
23(M)	Semiannual report of operation on coal revocable permit	VI-22
26(M)	Semiannual report of operation on coal lease	VI-23
25-A(M)	Consolidated quarterly report of mining recorder on instruments recorded	VI-24
22(M)	Call-up for semiannual report of coal revocable permittees	VI-25
26(M)	Call-up for annual report of mining recorders	VI-26
	"(M)" stands for Mineral Lands Division Form No.	
	[1] Out of stock.	
	G. DIVISION OF SURVEYS	
17-A	Traverse sheet, blue	VII-1
17-A	Traverse sheet, pink	VII-1a
18-D	Area sheet, blue	VII-2
18-B	Area sheet, pink	VII-2a

Old B. L. Form No.	Description	New B. L. Form No.
	G. DIVISION OF SURVEYS—Continued	
58	Solar observation sheet, blue	VII-3
58	Solar observation sheet, pink	VII-3a
18-A	Survey envelope, blue	VII-4
18-A	Survey envelope, pink	VII-4a
94-A	Field notes	VII-5
94	Field notes cover	VII-5a
139	Surveyor's certificate	VII-6
104-B	Notification card re date of survey	VII-7
53	Plan of property, original	VII-8
53	Plan of property, tracing	VII-8a
109	Location monument card	VII-9
62	Lot descriptions (tracing only)	VII-10
85-A	Plan index card	VII-11
104-A	Survey notification card (cadastral)	VII-12
77	Record card of cadastral lot	VII-13
175	Notice of survey	VII-14
179	Public notice (English and Spanish)	VII-15
179-A	Public notice (Tagalog)	VII-15a
179-B	Public notice (Ilocano)	VII-15b
182-A	Public notice (Visaya)	VII-15c
194	Cadastral non description sheet	VII-16
198	Field notes, primary angles	VII-17
199	Field notes, primary chaining	VII-18
137	Sketch and mon. parties	VII-19
138	Tertiary traverse and tract surveys	VII-20
101	Compilation sheet	21
38	Status and progress of cadastral court hearings	VII-22
202	Memorandum of hearings and operations	VII-23
78	Register of cadastral projects	VII-24
108	Letter to G. L. R. O. regarding amendment made on old surveys within a cadastral project	VII-25
37-A	Report on status of surveys	VII-26
65	Index and register of surveys	VII-27
87	Production and disposal of blueprints	VII-28
89	Sales and charges for blueprints	VII-29
88	Blueprint cost account	VII-30
153	Contract form re survey of lands	VII-31
158	Letter of private land surveyor submitting survey returns for verification and approval	VII-32
163	Time slip	VII-33
164	Cost record	VII-34
181	Cost record, cadastral survey	VII-35
165	Record of field charges	VII-36
166	Cost and information sheet	VII-37
166-A	Information sheet, blue	VII-37a
166-B	Information sheet, pink	VII-37b
167	Special work order sheet, yellow	VII-38
167	Special work order sheet, blue	VII-38a
167-B	Special work order sheet, pink	VII-38b
228	Monthly report of itinerary and activities	VII-39
112	Survey compilation and segregation sheet	VII-40
112-A	Segregation sheet	VII-40a
200	Assignment of public land surveys to deputy public land surveyors	VII-41
42(S)	Boundary index map	VII-42
43(S)	Field progress of cadastral surveys	VII-43
44(S)	Statiscal record of adjudicated surveyed lands	VII-44
45(S)	Cadastral survey record (card)	VII-45
46(S)	Alphabetical record of land surveyors	VII-46
47(S)	Contract for the appointment of junior surveyors	VII-47
48(S)	Assignment card of personnel	VII-48
49(S)	General statistical data	VII-49
50(S)	Record of ordinary land registration cases (card)	VII-50
51(S)	Land surveyors index card	VII-51
52(S)	List of surveys sent to isolated survey plans	VII-52
53(S)	Daily record of individual output (cadastral survey computation section)	VII-53
54(S)	Report of isolated land surveys	VII-54
55(S)	Time record of TSU-surveys	VII-55
56(S)	Cadastral survey orders (English)	VII-56
56(S)	Cadastral survey orders (Spanish)	VII-56a
57(S)	Certificate of tape inspection	VII-57
58(S)	Certificate of transit inspection	VII-58
1(S)	Status card—Completed surveys	VII-59
60(S)	Acknowledgment receipt plans (Card)	VII-60
61(S)	Letter—Recall of plans	VII-61
62(S)	Progress of computations of cadastral projects	VII-62
63(S)	Cadastral field progress report	VII-63
64(S)	Apportionment of cadastral survey costs	VII-64
65(S)	Apportionment of cadastral costs	VII-65
66(S)	Status card—Miscellaneous surveys	VII-66

Old B. L. Form No.	Description	New B. L Form No.
	G. DIVISION OF SURVEYS—Continued	
67	Card to private surveyors requesting additional information re surveys executed by them	VII–67
68(S)	Status card—Homestead patents	VII–68
69(S)	Status card—Free patents	VII–69
70–(S)	Status card—Sales patents	VII–70
71(S)	Card notifying private land surveyors of approval of their plans	VII–71
72(S)	Report on status of sub-divisions and amendments of cadastral lots	VII–72
73(S)	Status card—Cadastral cases	VII–73
1(S)	Order for subdivision of cadastral lots	VII–74
2(S)	Letter to G. L. R. O. transmitting tracing of subdivision of cadastral lots.	VII–75
3(S)	Letter to G. L. R. O. transmitting cadastral survey records	VII–76
4(S)	Letter furnishing copies for survey data	VII–77
5(S)	Memorandum for the chief, Law Division, forwarding registration papers.	VII–78
6(S)	Letter transmitting progress map	VII–79
7(S)	Letter transmitting survey records	VII–80
8(S)	Request for deposit	VII–81
9(S)	Indorsement re information deposit for work	VII–82
10(S)	Letter to G. L. R. O. requesting copy of court decisions	VII–83
11(S)	Survey of disputed areas	VII–84
12(S)	Request for settlement of disputed areas	VII–85
13(S)	Letter to G. L. R. O. re amendment of plan	VII–86
14(S)	Letter to private land surveyors returning original plans for tracings	VII–87
15(S)	Letter to private land surveyors informing discrepancies between plans and surveyor's certificate	VII–88
16(S)	Acknowledgment of remittance	VII–89
17(S)	Letter forwarding tracings and blueprints	VII–90
18(S)	Information re status of survey	VII–91
19(S)	Letter to private land surveyor, forwarding approved plans	VII–92
20(S)	Letter to D. L. O. advising as to the survey executed by him	VII–93
21(S)	Letter to D. L. O. authorizing execution of survey	VII–94
22(S)	Request for additional deposit	VII–95
23(S)	Request for remittance of balance due	VII–96
24(S)	Call-up letter	VII–97
25(S)	Letter transmitting survey papers	VII–98
26(S)	Letter to clerk of C. F. I. re surveyor's certificate	VII–99
27(S)	Letter to clerk of Court of First Instance requesting information re cadastral lots pending decision	VII–100
28(S)	Letter to D. L. O. requesting information re cadastral lots pending action	VII–101
29(S)	Letter to G. L. R. O. certifying cost of cadastral survey	VII–102
30(S)	Letter to D. L. O. directing to collect additional deposit	VII–103
31(S)	Status card—Regular registration cases	VII–104
32(S)	Labor personnel card	VII–105
33(S)	Numerical index of surveys (card)	VII–106
34(S)	Cadastral survey orders (English)	VII–107
34(S)	Cadastral survey orders (Spanish)	VII–107a
35(S)	Call-up for survey order	VII–108
36(S)	Call-up for pending survey	VII–109
37(S)	Progress of computations of isolated surveys within cadastral projects	VII–110
38(S)	Daily report of work performed by employees, isolated survey plans section	VII–111
39(S)	Record of surveying instrument	VII–112
40(S)	Request for narrative monthly report	VII–113
41(S)	Records of cadastral computation books filed in the vaults (card)	VII–114
Unnumbered[2]	Progress of office work on isolated land surveys	VII–115
136	Primary and secondary traverse	VII–116
	"(1)" stands for Inspection Division Form No.	
	H. INSPECTION DIVISION	
37	Status and progress of report (Bureau of Lands) field work	VIII–1
42	Status and progress of miscellaneous court hearing	VIII–2
1(I)	Report of inspection (district land offices)	VIII–3
2(I)	Report of inspection (friar lands agencies)	VIII–4
3(I)	Report of inspection (agricultural colonies)	VIII–5
4(I)	Letter to Director of Lands submitting itinerary	VIII–6
	"(S)" stands for Division of Survey Form No. [2] Being printed.	
	I. LAW DIVISION	
17(L)	Order of investigation (re protest)	IX–1
19(L)	Order of investigation (re conflict)	IX–2
29(L)	Order dismissal of claim	IX–3
35(L)	Decision (re lot declared by court as private property)	IX–4
38(L)	Petition for adjudication of title in accordance with the provisions of section 50, Act 2874	IX–5

Old B. L. Form No.	Description	New B. L. Form No.
	I. LAW DIVISION—Continued	
39(L)	Letter to Attorney General re registration case	IX–6
40(L)	Petition for adjudication of title in accordance with section 1855 of the Administrative Code	IX–7
47(L)	Claim request that a particular portion of the public domain be so dedeclared by court	IX–8
53(L)	Indorsement to Attorney-General requesting opposition to the registration of certain parcel of land	IX–9
55(L)	Decision: Rejection of application covering lot which had been declared private property by competent court	IX–10
59(L)	Order of investigation of claim by private person to property sought to be registered	IX–11
59–A(L)	Order to district land officer to investigate claim of private person to property supposed to be of the public domain	IX–12
60(L)	Indorsement to Attorney-General re submission by provincial fiscal of his report and recommendation in a registration case	IX–13
120(L)	Letter to Municipal President requesting delivery of Bureau of Lands order (returned unclaimed) to addressee	IX–14
120–A(L)	Call-up for L. 120	IX–15
120–A(L)	Second Call-up for L. 120	IX–16
137(L)	Cross-reference slip (for law division only)	IX–17
294(L)	Memorandum for the chief of records requesting for certain carpetas	IX–18
	"(L)" stands for Law Division Form No.	
	J. ACCOUNTING DIVISION	
12	Stock card for equipment	X–1
13	Storehouse card for equipment	X–2
18	Equipment ledger	X–3
24	Memorandum re disallowances	X–4
32	Statement of expenditures	X–5
35	Record of checks	X–6
36	Job record	X–7
39	Salary card for miscellaneous payments	X–8
44	Cadastral ledger	X–9
93	Statement of indebtedness re survey costs	X–10
115	Requisition index card	X–11
116	Ledger for property received, dropped or expended	X–12
118	Credit receipt for public property	X–13
118–A	Property receipt, Bureau of Lands	X–14
141	Accounts payable card	X–15
142	Daily statement of collections	X–16
143	Collection accounts	X–17
144	Accounts receivable and payable	X–18
145	Creditor's card	X–19
146	Survey party accounts card	X–20
176	Ration report	X–21
209	Advance funds card	X–22
220	List of miscellaneous transportation expenses	X–23
225	Call-up for warrant and journal voucher	X–24
1(AP)	Statement of last requisition for supplies	X–25
2(AP)	Letter to all employees regarding memorandum abstract	X–26
3(AP)	Letter to requisitioner re articles not available in stock	X–27
4(AP)	Letter to field employees regarding shipment of supplies requisitioned by them	X–28
5(AP)	Letter to the Purchasing Agent regarding shipment of cement to our field employees	X–29
6(AP)	Letter to every requisitioner re requisition sent him for signature	X–30
7(AP)	Bill of lading	X–31
9(AP)	Certificate of clearance	X–32
12(AP)	Letter re amounts charged to accounts of employees	X–33
15(AP)	Statement of cadastral collections	X–34
17(AP)	Inventory of serviceable insular property no longer needed	X–35
18(AP)	Letter re submission of quarterly report of serviceable property	X–36
21(AP)	Memorandum to the Bureau of Audits rushing warrants	X–37
22(AP)	Segregation of expenses	X–38
23(AP)	Letter re suspension of and disallowances from accounts	X–39
25(AP)	Notification letter to cement requisitioner re shipment of same by the Bureau of Supply	X–40
26(AP)	Monthly report of advance fund accountability	X–41
27(AP)	Monthly report of property accountability	X–42
28(AP)	Transportation adjustment sheet	X–43
29(AP)	Time record of carpenters	X–44
30(AP)	Letter to Purchasing Agent replying to queries	X–45
32(AP)	Record of suspension of accounts	X–46
33(AP)	Letter to requisitioner re their signatures	X–47
	"(AP)" stands for Accounting and Property Division Form No.	

Old B. L. Form No.	Description	New B. L. Form No.
	K. FRIAR LANDS DIVISION	
41	Friar lands sales certificate	XI-1
41-A	Brief of form 41	XI-1a
126	Assignment of sales certificate	XI-2
126-C	Brief of form 126	XI-2a
135	Grant of deed for friar lands estate	XI-3
135-A	Brief of form 135	XI-3a
172	Data of friar lands deeds issued	XI-4
25	Friar lands sales sheet	XI-5
28	Friar lands lease report	XI-6
29	Report of transaction of various friar lands estate (1st sheet)	XI-7
29-A	Report of transaction of various friar lands estate (2nd sheet)	XI-7a
20	Friar lands collection ledger (loose leaf)	XI-8
22	Abstract for friar lands funds	XI-9
169	Abstract of friar lands operation by estate	XI-10
169-A	Abstract of friar lands operation by month	XI-10a
170	Abstract of friar lands funds by estate	XI-11
170-A	Abstract of friar lands funds by month	XI-11a
142-A	Daily statement of collection	XI-12
184	Permit to occupy friar lands for various purposes	XI-13
184-A	Brief of form 184	XI-13a
185	Water permit, friar lands irrigation system	XI-14
185-A	Brief of form 185	XI-14a
195	Report of appraisement committee	XI-15
195-A	Loan application	XI-16
197	Promissory note in favor of the Director of Lands	XI-17
174-A	Progress report, San Lazaro estate	XI-18
207	Grant of deed on San Lazaro estate	XI-19
207-A	Brief of Bureau of Lands form No. 207	XI-19a
208	Data of deed on San Lazaro estate	XI-20
40	Folder for mortgage contract	XI-21
91	Friar lands record card on sales, etc	XI-22
222	Mortgage record card	XI-23
157	Payments due card	XI-24
91-A	Lot index	XI-25
171	Complaint index card	XI-26
1(F)	Letter to the Secretary of Agriculture and Natural Resources forwarding deeds for approval	XI-27
2(F)	Letter to the Secretary of Agriculture and Natural Resources forwarding sales certificates for approval	XI-28
3(F)	Letter to the Secretary of Agriculture and Natural Resources recommending approval of mortgage contract	XI-29
4(F)	Letter to the Secretary of Agriculture and Natural Resources recommending renewal of mortgage contract	XI-30
5(F)	Letter to friar lands purchaser requesting settlement of unpaid installments.	XI-31
6(F)	Call-up for the settlement of unpaid installments on friar lands estate	XI-32
7(F)	Letter to friar lands purchasers requesting them to get their titles	XI-33
8(F)	Letter to friar lands purchasers advising them that the purchase prices of their lots have already been fully paid	XI-34
9(F)	Order of inspection	XI-35
10(F)	Request to borrowers to settle their loans	XI-36
11(F)	Second request to borrowers to settle their loans	XI-37
12(F)	Call-up for the settlement of loan	XI-38
13(F)	Letter to mortgager requesting them to forward receipts evidencing payments made or taxes and other assessments on property mortgaged	XI-39
14(F)	Letter of ditchtender to friar lands agent re irrigation structures	XI-40
15(F)	Letter of irrigation foreman to ditchtender instructing him to undertake a given work	XI-41
16(F)	Letter to irrigation beneficiaries to pay fees	XI-42
17(F)	Warning to friar lands purchasers who are delinquent in the payment of installments	XI-43
18(F)	Letter to irrigation beneficiaries re their fees in arrears	XI-44
19(F)	Water rental record	XI-45
20(F)	Irrigation record	XI-46
21(F)	Letter requiring friar lands occupants to purchase the lots they are occupying or vacate them	XI-47
22(F)	Notice of sale of friar lands	XI-48
22-A(F)	Notice of sale of friar lands (Spanish)	XI-48a
23(F)	Report of the status of tunnels on friar lands estates	XI-49
24(F)	Record of cement used on friar lands irrigation projects	XI-50
25(F)	Letter of irrigation foreman to irrigation beneficiaries re discontinuance of supply of water of their lots	XI-51
26(F)	Report of irrigation projects on friar lands estate	XI-52
27(F)	Status of friar lands loan	XI-53
28(F)	Advice to claimants re investigation of their claims	XI-54

Old B. L. Form No.	Description	New B. L. Form No.
	K. FRIAR LANDS DIVISION—Continued	
29(F)	Subdivision of lots ledger	XI–55
20(F)	Irrigation structure	XI–56
173	Report of daily collections	XI–57
30	Complaint (civil) for recovery of sum of money	XI–58
125	Notice of vacant friar land lots	XI–59
156	Roport of final payments	XI–60
180	Execution of civil case	XI–61
186	Sale contract (San Lazaro estate)	XI–62
186-A	Brief of form 186	XI–62a
187	Assingment of sale contract (San Lazaro estate)	XI–63
187–A	Brief of form 187	XI–63a
32	Loan call-up cards	XI–64

"(F)" stands for Friar Lands Division Form No.

2. All forms shall hereafter be known by their new serial numbers and in requisitions for them, they shall be referred to by the new serial numbers, which shall be followed by their description. Examples "50 Copies B. L. Form V–5, Transfer of Homestead Rights (Old B. L. Form 15–A)."

3. When a new form is proposed by a particular Division, the Chief thereof shall submit the proposed form to the Director of Lands for approval, after which it shall be referred to the Accounting and Property Division, for assignment of the corresponding numeral. The latter division is hereby charged with the duty of keeping an up-to-date list of all subsisting B. L. forms, assigning new numbers to those approved, and printing all others authorized by the Director of Lands. It shall be guided by the following symbols:

Symbols	For form used by:
I	Director of Lands
II	Assistant Director
III	All Divisions-General
IV	Administrative Division
V	Public Lands Division
VI	Mineral Lands Division
VII	Division of Surveys
VIII	Inspection Division
IX	Law Division
X	Accounting & Prop. Div.
XI	Friar Lands Division.

4. When the revision of a form is desired by the Division concerned in order to conform to existing or amended laws, rules and regulations, it shall likewise be submitted to the Director of Lands for approval or further revision, but its numeral shall remain unchanged.

5. The use of forms now in stock shall be continued, but on their reprint, the new serial numbers prescribed in this circular shall be used.

6. This Circular shall not be construed to prohibit division inspectors and district land officers from adopting forms suited to the needs and conditions of their respective districts. Forms adopted by division inspectors and district land officers shall bear the division or district number, viz: I. D. (No. of Dist.) Form No. ...., or D. L. O. (No. of District) Form No. ...., as the case may be. These forms need not be

submitted to the Director of Lands for approval before their adoption and use.

7. All Bureau of Lands Forms which have heretofore been used and not listed herein shall be considered cancelled and are hereby declared obsolete.

8. All circulars and standing orders or portions thereof in conflict with the provisions hereof are hereby revoked.

(Sgd.) JORGE B. VARGAS
Director of Lands

July 30, 1928

MEMORANDUM ORDER
No. 52–2

Subject: **Reapportionment of the allotment for the resurvey and reclassification of the friar lands for 1928.**

1. The allotments for the reclassification and resurvey of the friar lands under item FF–43 of the appropriation (Act 3355) for 1928, authorized under Memorandum Order No. 52, paragraph 7, dated January 31, 1928, and of Memorandum Order No. 52–1, dated March 26, 1928, are hereby amended to read as follows:

Isabela Estate	₱4,000.00
Estates in Cavite	3,000.00
Calamba Estate	1,000.00
Talisay–Minglanilla Estate	1,200.00
Other estates	800.00
Total	10,000.00

2. In this connection, attention is invited to the provisions of paragraphs 10, 11 and 12 of Memorandum Order No. 52 dated January 31, 1928, strict adherence to which is enjoined.

(Sgd.) JORGE B. VARGAS
Director of Lands

Appendix J

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

November 21, 1928

CIRCULAR
No. 126

Subject: **Subdivision plans of lands in the City of Manila and municipalities.**

1. In order to avoid the construction of proposed streets which might not be in harmony with the projects for the development of the City of Manila and of other municipalities in the Philippines and to the end that proper suggestions be given to the landowners concerned regarding the improvements of their estates, effective January 1, 1929, all subdivision plans of lands in the City of Manila or in the municipalities shall first be presented to the Bureau of Public Works for approval of the proposed streets before executing the survey, after which the subdivision survey may be undertaken.

2. Subdivision plans showing proposed street layouts not approved by the Director of Public Works, shall not be accepted for the verification and approval of the Bureau of Lands.

JOSE P. DANS
Acting Director of Lands

THE LIBRARY OF THE
[illegible]
[illegible]

53
1927

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS

ANNUAL REPORT OF THE DIRECTOR OF LANDS

FOR THE FISCAL YEAR ENDING DECEMBER 31, 1927

JORGE B. VARGAS
Director of Lands

MANILA
BUREAU OF PRINTING
1928

236971

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS

ANNUAL REPORT OF THE DIRECTOR OF LANDS

FOR THE FISCAL YEAR ENDING
DECEMBER 31, 1927

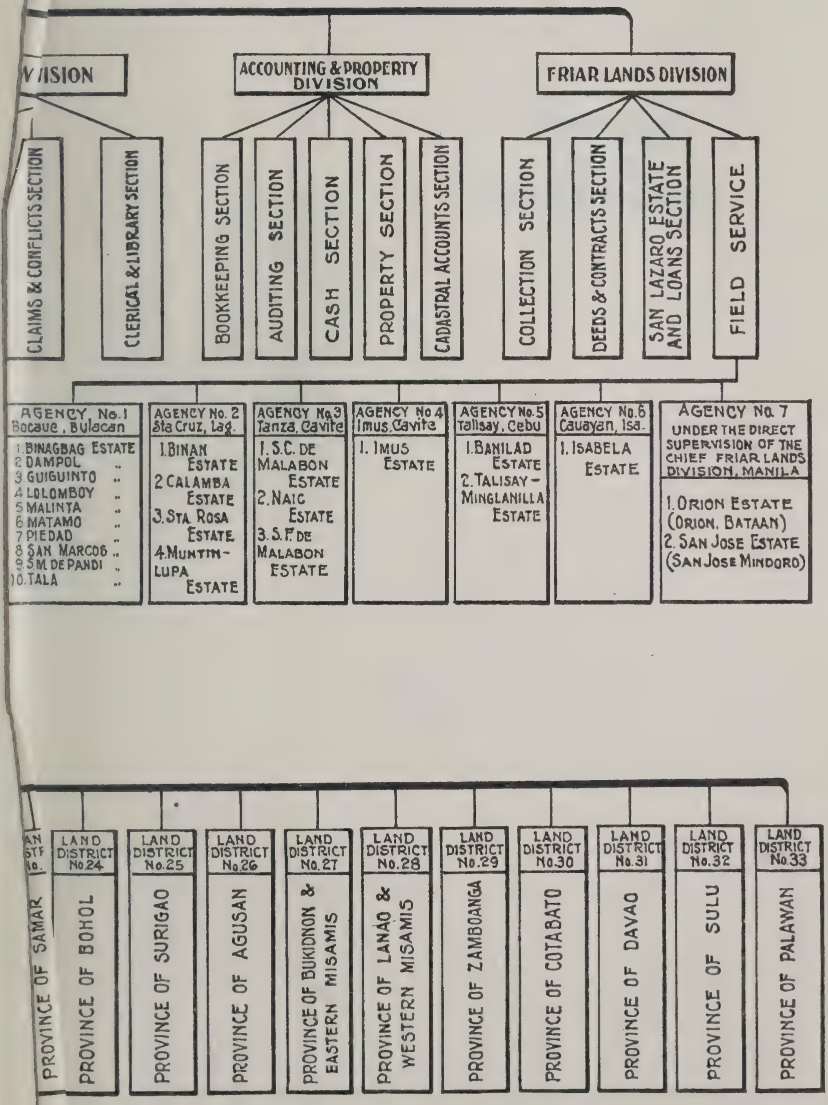
JORGE B. VARGAS
Director of Lands

THE LIBRARY OF THE
JAN [illegible] 1929
UNIVERSITY OF ILLINOIS

MANILA
BUREAU OF PRINTING
1928

236971

ART

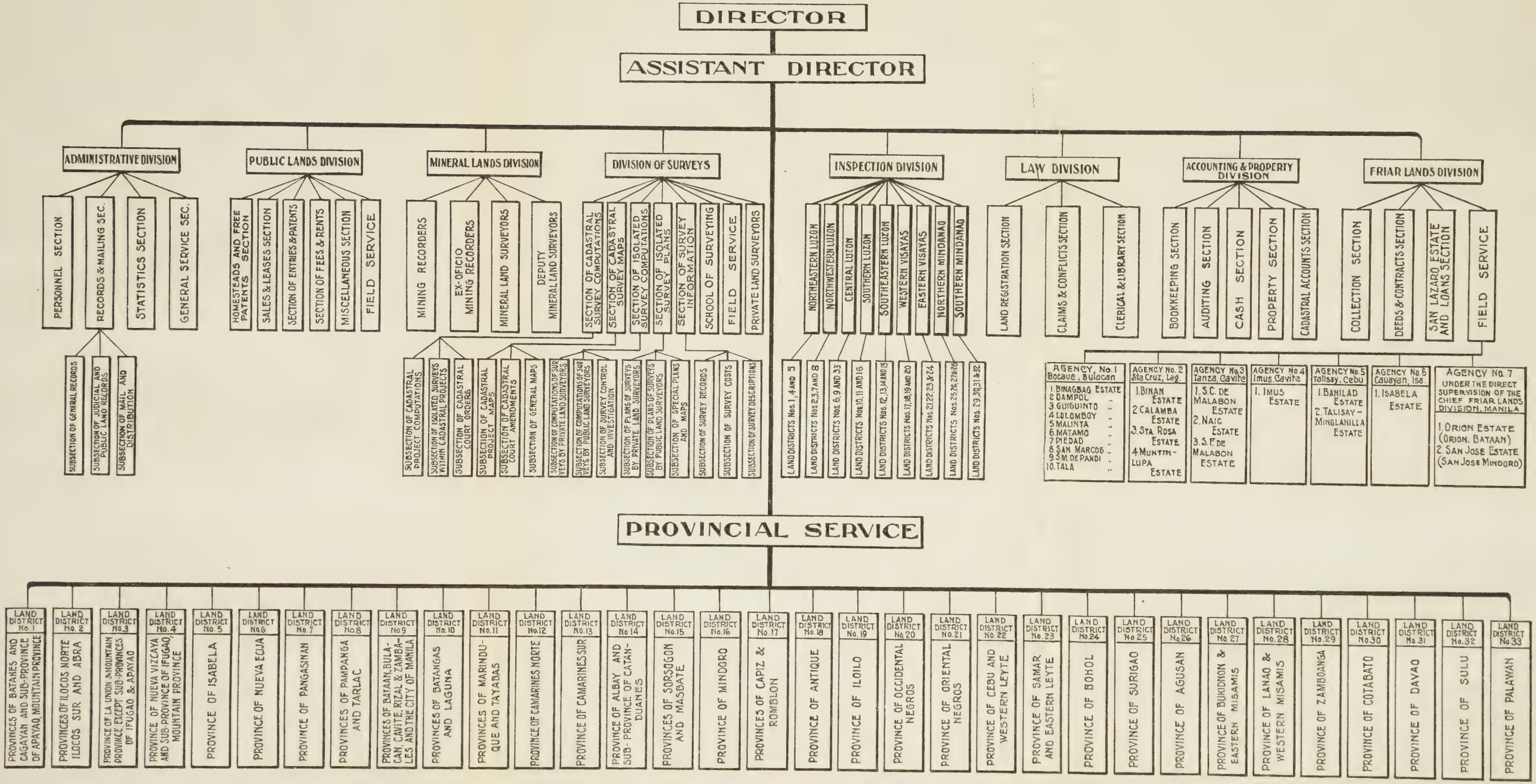


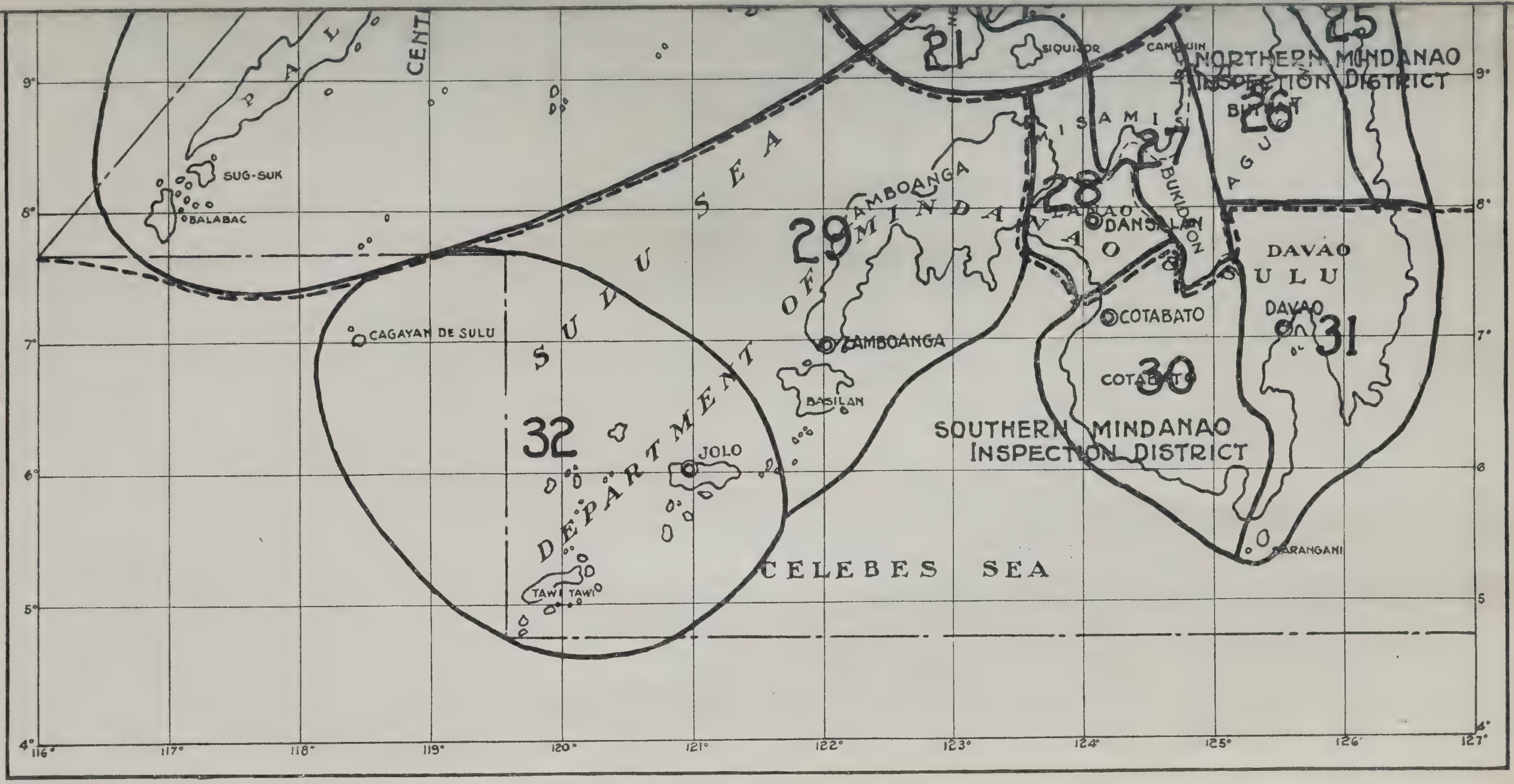
VISION
CLAIMS & CONFLICTS SECTION
CLERICAL & LIBRARY SECTION
ACCOUNTING & PROPERTY DIVISION
BOOKKEEPING SECTION
AUDITING SECTION
CASH SECTION
PROPERTY SECTION
CADASTRAL ACCOUNTS SECTION
FRIAR LANDS DIVISION
COLLECTION SECTION
DEEDS & CONTRACTS SECTION
SAN LAZARO ESTATE AND LOANS SECTION
FIELD SERVICE
AGENCY No. 1 Bocaue, Bulacan
1. BINAGBAG ESTATE
2 DAMPOL ,,
3 GUIGUINTO ,,
4 LOLOMBOY ,,
5 MALINTA ,,
6 MATAMO ,,
7 PIEDAD ,,
8 SAN MARCOS ,,
9 S.M. DE PANDI ,,
10 TALA ,,
AGENCY No. 2 Sta Cruz, Lag.
1. BINAN ESTATE
2 CALAMBA ESTATE
3. STA. ROSA ESTATE
4. MUNTIN-LUPA ESTATE
AGENCY No. 3 Tanza, Cavite
1. S.C. DE MALABON ESTATE
2. NAIC ESTATE
3. S. F. DE MALABON ESTATE
AGENCY No. 4 Imus, Cavite
1. IMUS ESTATE
AGENCY No. 5 Talisay, Cebu
1. BANILAD ESTATE
2. TALISAY-MINGLANILLA ESTATE
AGENCY No. 6 Cauayan, Isa.
1. ISABELA ESTATE
AGENCY No. 7 UNDER THE DIRECT SUPERVISION OF THE CHIEF FRIAR LANDS DIVISION, MANILA
1. ORION ESTATE (ORION, BATAAN)
2. SAN JOSE ESTATE (SAN JOSE MINDORO)
AN
STF
No.
PROVINCE OF SAMAR
LAND DISTRICT No. 24
PROVINCE OF BOHOL
LAND DISTRICT No. 25
PROVINCE OF SURIGAO
LAND DISTRICT No. 26
PROVINCE OF AGUSAN
LAND DISTRICT No. 27
PROVINCE OF BUKIDNON & EASTERN MISAMIS
LAND DISTRICT No. 28
PROVINCE OF LANAO & WESTERN MISAMIS
LAND DISTRICT No. 29
PROVINCE OF ZAMBOANGA
LAND DISTRICT No. 30
PROVINCE OF COTABATO
LAND DISTRICT No. 31
PROVINCE OF DAVAO
LAND DISTRICT No. 32
PROVINCE OF SULU
LAND DISTRICT No. 33
PROVINCE OF PALAWAN

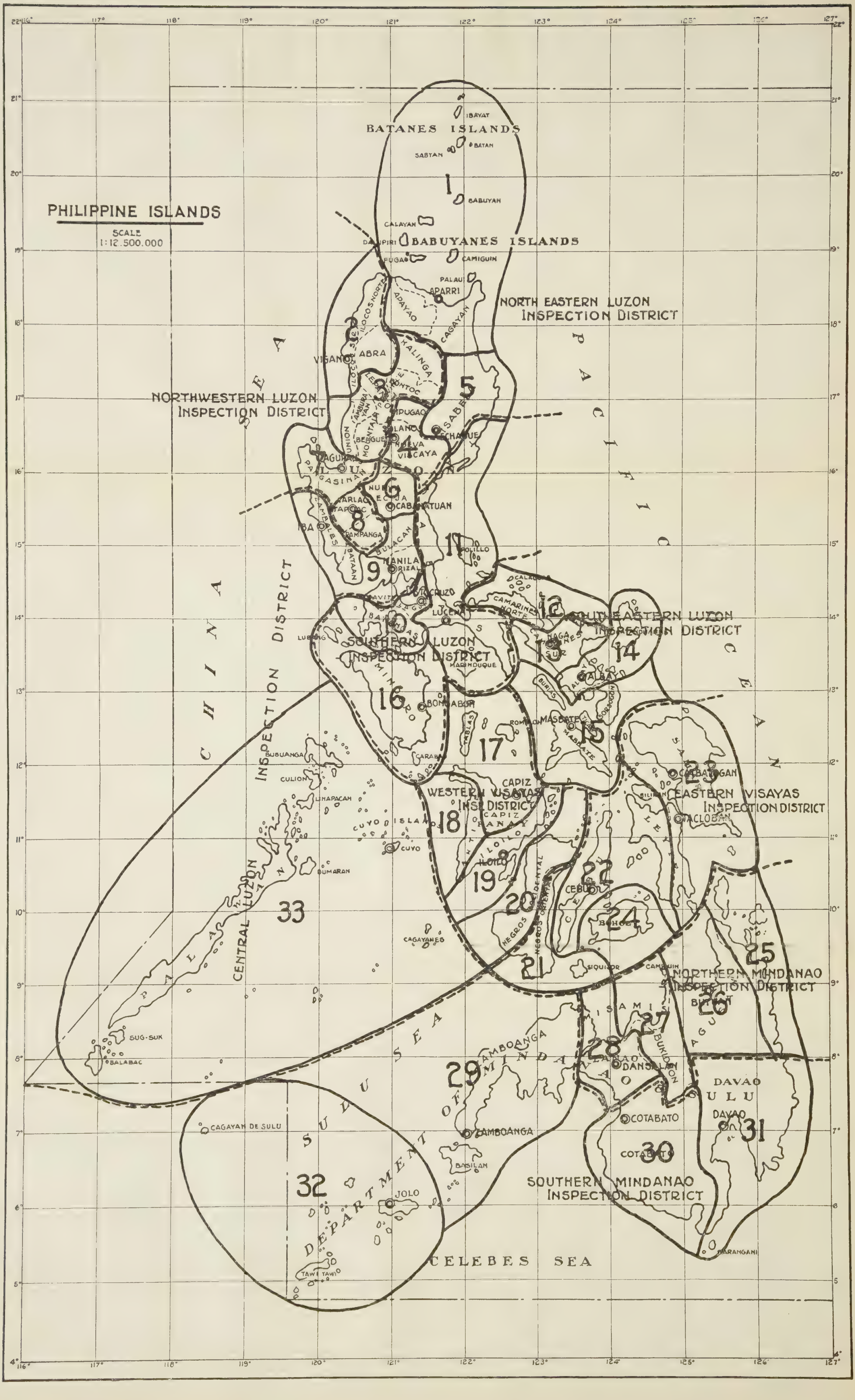
ORGANIZATION CHART

BUREAU OF LANDS

DECEMBER 31, 1927


DIRECTOR
ASSISTANT DIRECTOR
ADMINISTRATIVE DIVISION
PERSONNEL SECTION
RECORDS & MAILING SEC.
STATISTICS SECTION
GENERAL SERVICE SEC.
SUBSECTION OF GENERAL RECORDS
SUBSECTION OF JUDICIAL AND PUBLIC LAND RECORDS
SUBSECTION OF MAIL AND DISTRIBUTION
PUBLIC LANDS DIVISION
HOMESTEADS AND FREE PATENTS SECTION
SALES & LEASES SECTION
SECTION OF ENTRIES & PATENTS
SECTION OF FEES & RENTS
MISCELLANEOUS SECTION
FIELD SERVICE
MINERAL LANDS DIVISION
MINING RECORDERS
EX-OFICIO MINING RECORDERS
MINERAL LAND SURVEYORS
DEPUTY MINERAL LAND SURVEYORS
DIVISION OF SURVEYS
SECTION OF CADASTRAL SURVEY COMPUTATIONS
SECTION OF CADASTRAL SURVEY MAPS
SECTION OF ISOLATED SURVEY COMPUTATIONS
SECTION OF ISOLATED SURVEY PLANS
SECTION OF SURVEY INFORMATION
SCHOOL OF SURVEYING
FIELD SERVICE
PRIVATE LAND SURVEYORS
SUBSECTION OF CADASTRAL PROJECT COMPUTATIONS
SUBSECTION OF ISOLATED SURVEYS WITHIN CADASTRAL PROJECTS
SUBSECTION OF CADASTRAL COURT ORDERS
SUBSECTION OF CADASTRAL PROJECT MAPS
SUBSECTION OF CADASTRAL COURT AMENDMENTS
SUBSECTION OF GENERAL MAPS
SUBSECTION OF COMPUTATIONS OF SURVEYS BY PRIVATE LAND SURVEYORS
SUBSECTION OF COMPUTATIONS OF SURVEYS BY PUBLIC LAND SURVEYORS
SUBSECTION OF SURVEY CONTROL AND INVESTIGATION
SUBSECTION OF PLANS OF SURVEYS BY PRIVATE LAND SURVEYORS
SUBSECTION OF PLANS OF SURVEYS BY PUBLIC LAND SURVEYORS
SUBSECTION OF SPECIAL PLANS AND MAPS
SUBSECTION OF SURVEY RECORDS
SUBSECTION OF SURVEY COSTS
SUBSECTION OF SURVEY DESCRIPTIONS
INSPECTION DIVISION
NORTHEASTERN LUZON
NORTHWESTERN LUZON
CENTRAL LUZON
SOUTHERN LUZON
SOUTHEASTERN LUZON
WESTERN VISAYAS
EASTERN VISAYAS
NORTHERN MINDANAO
SOUTHERN MINDANAO
LAND DISTRICTS Nos. 1, 4 AND 5
LAND DISTRICTS Nos 2, 3, 7 AND 8
LAND DISTRICTS Nos 6, 9 AND 33
LAND DISTRICTS Nos. 10, 11 AND 16
LAND DISTRICTS Nos. 12, 13, 14 AND 15
LAND DISTRICTS Nos. 17, 18, 19 AND 20
LAND DISTRICTS Nos. 21, 22, 23 & 24
LAND DISTRICTS Nos. 25, 26, 27 & 28
LAND DISTRICTS Nos. 29, 30, 31 & 32
LAW DIVISION
LAND REGISTRATION SECTION
CLAIMS & CONFLICTS SECTION
CLERICAL & LIBRARY SECTION
ACCOUNTING & PROPERTY DIVISION
BOOKKEEPING SECTION
AUDITING SECTION
CASH SECTION
PROPERTY SECTION
CADASTRAL ACCOUNTS SECTION
FRIAR LANDS DIVISION
COLLECTION SECTION
DEEDS & CONTRACTS SECTION
SAN LAZARO ESTATE AND LOANS SECTION
FIELD SERVICE
AGENCY No. 1 Bocaue, Bulacan
1. BINAGBAG ESTATE
2 DAMPOL ..
3. GUIGUINTO ..
4 LOLOMBOY ..
5 MALINTA ..
6. MATAMO ..
7 PIEDAD ..
8. SAN MARCOS ..
9. S. M. DE PANDI ..
10. TALA ..
AGENCY No. 2 Sta Cruz, Lag.
1. BINAN ESTATE
2 CALAMBA ESTATE
3. STA ROSA ESTATE
4. MUNTIN-LUPA ESTATE
AGENCY No. 3 Tanza, Cavite
1. S.C. DE MALABON ESTATE
2. NAIC ESTATE
3. S.F. DE MALABON ESTATE
AGENCY No. 4 Imus, Cavite
1. IMUS ESTATE
AGENCY No. 5 Talisay, Cebu
1. BANILAD ESTATE
2. TALISAY-MINGLANILLA ESTATE
AGENCY No. 6 Cauayan, Isa.
1. ISABELA ESTATE
AGENCY No. 7 UNDER THE DIRECT SUPERVISION OF THE CHIEF FRIAR LANDS DIVISION, MANILA
1. ORION ESTATE (ORION, BATAAN)
2. SAN JOSE ESTATE (SAN JOSE MINDORO)
PROVINCIAL SERVICE
LAND DISTRICT No. 1 PROVINCES OF BATANES AND CAGAYAN AND SUB-PROVINCE OF APAYAO, MOUNTAIN PROVINCE
LAND DISTRICT No. 2 PROVINCES OF ILOCOS NORTE ILOCOS SUR AND ABRA
LAND DISTRICT No. 3 PROVINCE OF LA UNION & MOUNTAIN PROVINCE, EXCEPT SUB-PROVINCES OF IFUGAO & APAYAO
LAND DISTRICT No. 4 PROVINCE OF NUEVA VIZCAYA AND SUB-PROVINCE OF IFUGAO, MOUNTAIN PROVINCE
LAND DISTRICT No. 5 PROVINCE OF ISABELA
LAND DISTRICT No. 6 PROVINCE OF NUEVA ECIJA
LAND DISTRICT No. 7 PROVINCE OF PANGASINAN
LAND DISTRICT No. 8 PROVINCES OF PAMPANGA AND TARLAC
LAND DISTRICT No. 9 PROVINCES OF BATAAN, BULACAN, CAVITE, RIZAL & ZAMBALES AND THE CITY OF MANILA
LAND DISTRICT No. 10 PROVINCES OF BATANGAS AND LAGUNA
LAND DISTRICT No. 11 PROVINCES OF MARINDUQUE AND TAYABAS
LAND DISTRICT No. 12 PROVINCE OF CAMARINES NORTE
LAND DISTRICT No. 13 PROVINCE OF CAMARINES SUR
LAND DISTRICT No. 14 PROVINCE OF ALBAY AND SUB-PROVINCE OF CATANDUANES
LAND DISTRICT No. 15 PROVINCES OF SORSOGON AND MASBATE
LAND DISTRICT No. 16 PROVINCE OF MINDORO
LAND DISTRICT No. 17 PROVINCES OF CAPIZ & ROMBLON
LAND DISTRICT No. 18 PROVINCE OF ANTIQUE
LAND DISTRICT No. 19 PROVINCE OF ILOILO
LAND DISTRICT No. 20 PROVINCE OF OCCIDENTAL NEGROS
LAND DISTRICT No. 21 PROVINCE OF ORIENTAL NEGROS
LAND DISTRICT No. 22 PROVINCE OF CEBU AND WESTERN LEYTE
LAND DISTRICT No. 23 PROVINCE OF SAMAR AND EASTERN LEYTE
LAND DISTRICT No. 24 PROVINCE OF BOHOL
LAND DISTRICT No. 25 PROVINCE OF SURIGAO
LAND DISTRICT No. 26 PROVINCE OF AGUSAN
LAND DISTRICT No. 27 PROVINCE OF BUKIDNON & EASTERN MISAMIS
LAND DISTRICT No. 28 PROVINCE OF LANAO & WESTERN MISAMIS
LAND DISTRICT No. 29 PROVINCE OF ZAMBOANGA
LAND DISTRICT No. 30 PROVINCE OF COTABATO
LAND DISTRICT No. 31 PROVINCE OF DAVAO
LAND DISTRICT No. 32 PROVINCE OF SULU
LAND DISTRICT No. 33 PROVINCE OF PALAWAN


CENT
P A L
SUG-SUK
BALABAC
CAGAYAN DE SULU
S U L U S E A
DEPARTMENT OF MINDANAO
29
ZAMBOANGA
BASILAN
32
JOLO
TAWI TAWI
CELEBES SEA
21
SIQUIJOR
CAMIGUIN
NORTHERN MINDANAO
INSPECTION DISTRICT
25
26
BUTUAN
A G U
MISAMIS
27
28
LANAO
DANSALAN
BUKIDNON
COTABATO
30
SOUTHERN MINDANAO
INSPECTION DISTRICT
DAVAO
31
SARANGANI
9°
8°
7°
6°
5°
4°
116°
117°
118°
119°
120°
121°
122°
123°
124°
125°
126°
127°


PHILIPPINE ISLANDS
SCALE
1:12.500.000
BATANES ISLANDS
IBAYAT
BATAN
SABTAN
BABUYAN
CALAYAN
BABUYANES ISLANDS
DALUPIRI
FUGA
CAMIGUIN
PALAUI
APARRI
ADAYAO
CAGAYAN
ILOCOS NORTE
NORTH EASTERN LUZON
INSPECTION DISTRICT
VIGAN
ABRA
KALINGA
BONTOC
ISABELA
NORTHWESTERN LUZON
INSPECTION DISTRICT
IFUGAO
SOLANO
BENGUET
NUEVA VISCAYA
ECHAGUE
UNION
LINGAYEN
PANGASINAN
LUZON
NUEVA ECIJA
CABANATUAN
TARLAC
ZAMBALES
IBA
PAMPANGA
BULACAN
BATAAN
MANILA
RIZAL
POLILLO
CAVITE
STA CRUZ
LUCENA
CALAGUA
CAMARINES NORTE
SOUTHEASTERN LUZON
INSPECTION DISTRICT
NAGA
ALBAY
BATANGAS
LUBANG
SOUTHERN LUZON
INSPECTION DISTRICT
MINDORO
MARINDUQUE
BONGABON
BURIAS
SORSOGON
ROMBLON
MASBATE
TABLAS
CARABAO
BUSUANGA
CULION
LINAPACAN
CUYO ISLANDS
CUYO
CAPIZ
WESTERN VISAYAS
INSP. DISTRICT
PANAY
ILOILO
NEGROS OCCIDENTAL
NEGROS ORIENTAL
CEBU
BOHOL
SIQUIJOR
SAMAR
CATBALOGAN
LEYTE
TACLOBAN
EASTERN VISAYAS
INSPECTION DISTRICT
DUMARAN
CAGAYANES
CENTRAL LUZON
INSPECTION DISTRICT
PALAWAN
SUG-SUK
BALABAC
CHINA SEA
PACIFIC OCEAN
CAMIGUIN
NORTHERN MINDANAO
INSPECTION DISTRICT
SURIGAO
BUTUAN
AGUSAN
MISAMIS
BUKIDNON
LANAO
DANSALAN
ZAMBOANGA
MINDANAO
COTABATO
DAVAO
SOUTHERN MINDANAO
INSPECTION DISTRICT
SARANGANI
SULU SEA
CAGAYAN DE SULU
DEPARTMENT OF MINDANAO AND SULU
BASILAN
JOLO
TAWI TAWI
CELEBES SEA
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
116°
117°
118°
119°
120°
121°
122°
123°
124°
125°
126°
127°
22°
21°
20°
19°
18°
17°
16°
15°
14°
13°
12°
11°
10°
9°
8°
7°
6°
5°
4°

333
P53
1927

TABLE OF CONTENTS

GENERAL:

Page
Direction 9
Cadastral survey loan fund (Act No. 3327) 9
1927 legislation affecting Bureau of Lands 10
Bureau of Lands conference 10

ADMINISTRATION AND PERSONNEL:

Appropriation for salaries 11
Changes in personnel 11–12
Records and mailing work 12–16
Statistical work 16–17
Orders, circulars, and bulletins 17–20
Duplicating shop 20–21
Preparation of certified copies 21

PUBLIC LANDS CONCESSIONS:

Homesteads 22
Free patents 22
Sales 22–23
Leases 23–24
Revocable permits 24
Public lands investigations 24–25
Public auction and publication of notices 25–26
Reserved lands 26–27
Forfeited properties 28
Malibay estate subdivision 28
Baguio townsite 28–29
Regions classified and certified by Bureau of Forestry during year 29
Regions opened to disposition or provisional entry 29
Agricultural colonies 29–31

MINERAL LANDS CONCESSIONS:

Mining Activities—

Benguet mineral land district 32–33
Surveys of mineral lands 33
Location surveys 33
Establishment of control and surveys for topography and contour 34
Lode patent surveys 34–35
Placer patent surveys 35
Coal lease surveys 35–36
Petroleum lease surveys 36
Summary 37
Disposition of mineral lands 37
Mining locations (Act of Congress of July 1, 1902) 37–41

MINERAL LANDS CONCESSIONS—Continued. Page
Lode patents (Act of Congress of July 1, 1902) 41–43
Placer patents (Act of Congress of July 1, 1902) 43
Coal patents (Act 1128 of April 28, 1904) 44
Coal revocable permits (Act 2719 of May 14, 1917) 44–46
Coal leases (Act 2719 of May 14, 1917) 46–48
Geological exploration leases (Act 2932 of September 2, 1920) 48–49
Petroleum drilling leases (Act 2932 of August 31, 1920) 49–50
Mining concession (Royal decree of May 14, 1867) 50
Investigation of conflicts and inspection of mining claims—
  Conflicts 51
  Inspection 51–52
Recording of instruments pertaining to mining claims 52–54
Mining enterprises 54
SURVEYS:
Isolated land surveys—
  Surveys ordered to public land surveyors 55–56
  Various steps that survey returns undergo in Central Office 57
  Survey returns received in Manila 57–58
  Sketching on cadastral map sheets 58
  Computations on isolated land surveys 58–59
  Preparation of plans 60
  Final platting on cadastral map sheets 60–61
  Total work finally completed 61–62
  Labor expenditures incurred in 1926 and 1927 for surveys other than cadastral 62
Cadastral land surveys—
  Applications for cadastral land surveys 62–65
  Projects authorized by Governor-General 66–67
  New cadastral projects inaugurated 67–68
  Cadastral projects in progress 68–70
  Projects completed in field 70
  Cadastral survey computations 71
  Cadastral survey maps 71
  Progress of cadastral surveys since 1910 72–73
  Cadastral projects undertaken by private enterprises 73–74
  Sources of cadastral labor expenses 74
  Actual labor expenditures for cadastral projects 75
Miscellaneous—
  Cadastral map sheets projected 75–76
  Provincial maps 76–77
  Inspection and certification of transits 77
  Testing and certification of tapes 77
  Blueprinting 77–79
  Apportionment of cadastral costs 79
  School of Surveying—
    Academic year 1926–1927 80
    Academic year 1927–1928 80
    Changes in curriculum 80–81
    Instructors and lecturers 81–82

SURVEYS—Continued.

Page

Miscellaneous—Continued.

Private land surveyors—

Certificates of proficiency issued 82
Private land surveyors in active practice 82

Private Land Surveyors' Board—

Administrative cases handled by the Board 83

ADMINISTRATIVE SETTLEMENT OF CONFLICTS, LAND REGISTRATION AND OTHER LEGAL WORK:

Claims and conflicts—

Orders of investigation of conflicts of public land applications and of adverse claims on same 84
Disposition of claims and conflicts 85
Requests to file protests under oath, etc 85
Disposition of motions or petitions for reconsideration 85
Appeals to the Department 85–87

Land registration—

Cadastral cases filed during year 1927 87–89
Cases filed for last 18 years 89
Cases decreed for last 17 years 89–90
Cases pending in court 90
Cases decreed 90--91
Filing and prosecution of compulsory registration cases 91–92
Examination of records of applications for registration of lands or for judicial confirmation of titles thereto 93–94
Government claims or oppositions in registration proceedings of all kinds 94
Claims filed under Cadastral Act 94–96
Claims filed under sections 50 and 85 of Act 2874 96–97
Oppositions filed in voluntary registration cases 97–98
Orders of investigation previous to ordinary registration cases 98
Court work done by special attorneys of the Bureau 98
Ordinary registration cases 98
Cadastral and compulsory registration cases 98
Civil cases 99
Criminal cases 99
Incidental proceedings 99
Examination and study of court decisions, orders, etc 100-102

Miscellaneous and other legal work—

Study and preparation of opinions on legal queries 102--103
Preparation of bills 103
Comments on bills referred to the Bureau 103--104
Laws enacted in 1927 affecting Bureau of Lands 105
Custody of Spanish documents 105
Preparation and keeping of digest of decisions, rulings, and opinions 105

FRIAR LANDS AND SAN LAZARO ESTATES:

Friar lands—

Sales of vacant lots 106–107
Lands sold and fully paid up 107–108

FRIAR LANDS AND SAN LAZARO ESTATES—Continued. Page
Friar lands—Continued.
Deeds of conveyance perfected 108–109
Collections—
Sources of income 109–110
Permits 110–111
Suits 111
Assignments and transfers 112
Renewal of sales contracts 112–113
Reversion of friar lands by cancellation of contracts 113–114
Identification of lot boundaries 114–115
Sales of lands under five-year cultivation plan 115–116
Summary 116–117
Isabela Estate 118
Surveys and reclassification of friar lands 118–119
Friar lands irrigation systems—
Maragondong and Ternate private lands 119
Private lands in Noveleta 120
Other applications 120
Hydraulic sugar mills 120
Rice mills 121
Irrigation collections 121
Redigging and cleaning 121
Tunnels on friar lands estates 122–123
Repairs for 1928 and subsequent years 123
Calamba Sugar Estate 123
Construction and repairs of irrigation systems 124–128
Association of irrigators 128–129
Complaints filed against irrigators 129
Construction of roads and bridges in friar lands estates—
Roads 131
Bridges 131
Crops in the estates—
Rice 132–133
Sugar 133–134
Coconuts 134
Corn 135
Tobacco 135
Salt 136
Rubber 136
Other crops 136
Revision of, and amendments to, friar lands administration regulations 136–137
Friar lands investment fund 137–138
San Lazaro Estate—
Disposition 138–139
Collections 139
San Lazaro investment fund 139

FINANCIAL STATEMENTS: Page
Bureau of Lands (proper)—
Appropriation 140
Receipts 140–141
Expenses 141–142
Friar Lands Estates—
Appropriation 142
Receipts 142
Expenses 143
San Lazaro Estate—
Appropriation 144
Receipts 144
Expenses 144–145
Collections of cadastral accounts 145–146
CONCLUSION 147

APPENDICES

No. 1 (*a*) Act No. 3346—An Act to amend sections forty-two and forty-four of Act numbered twenty-eight hundred and seventy-four, known as the Public Land Act 151–152
(*b*) Act No. 3371—An Act authorizing the Director of Lands to sell certain lots in the barrios of San Roque, Tinago, Tihero, and Panting, in the City of Cebu, to their original possessors and claimants or successors in interest and for other purposes 153–154
No. 2 (*a*) Administrative Order No. 9–1—Regulations prescribing standard rates of charges for field and office work on land surveys 155–158
(*b*) Administrative Order No. 12—Rules and regulations governing the disposition of lots within townsites duly reserved and other lands suitable for residential, commercial or industrial purposes 159–162
No. 3 (*a*) Circular No. 119—Collections of special collecting officers: Disposition and examination thereof 163–164
(*b*) Circular No. 120—Instructions for the cadastral survey of municipalities by deputy cadastral land surveyors 165–170
(*c*) Circular No. 121—Apportionment of cadastral survey costs 171–173
No. 4 Bulletin No. 2–1—Public lands open to disposition or provisional entry 174–181
No. 5 (*a*) Graph showing number of homestead applications received, entries granted, and patents issued 182
(*b*) Graph showing number of free patents applications received, entries granted, and patents issued 183
No. 6 (*a*) Balance sheets (Bureau of Lands) 184
(*b*) Balance sheets (Friar Lands Estates) 185
(*c*) Balance sheets (San Lazaro Estate) 186

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS

MANILA, *March 26, 1928*

The SECRETARY OF AGRICULTURE
AND NATURAL RESOURCES, *Manila.*

SIR: Pursuant to the provisions of section 574–576 of the Administrative Code, I have the honor to submit the following report covering the activities and operations of the Bureau of Lands during the fiscal year ending December 31, 1927:

GENERAL

Direction.

During the year 1927, this Bureau has been conducted under my direction with Mr. Jose P. Dans as Assistant Director. Following the policy adopted in the past of designating by turn one of the chiefs of division as assistant to the director during the absence from Manila of one of the directors, Messrs. Higino de Guia, Nicolas E. de Guzman, Demetrio Andres, and Ladislao Palma were given opportunity during the year to assist in the general management of the Bureau outside of the duties ordinarily allotted to them in their respective divisions.

Cadastral Survey Loan Fund (Act No. 3327).

An important piece of legislation enacted into law on December 6, 1926, by the Philippine Legislature, is Act No. 3327 making available the amount of ₱100,000 for loans to corporations of private land surveyors formed in accordance with this Act, in order to aid them in the completion of the cadastral surveys assigned to them. The following list shows the corporations which availed themselves of the benefits granted by this Act and the amounts loaned to them:

Name of corporation	Amount	
Principal (section 6, Act 3327)		₱100,000.00
R. Kagahastian & Co., Inc., Loan Contract No. 1, June 6, 1927—Repaid December 13, 1927	(₱30,000.00)	
S. Gancayco & Co., Inc., Loan Contract No. 2, June 6, 1927—Repaid October 17, 1927	(20,000.00)	
R. Kagahastian & Co., Inc., Loan Contract No. 3, October 3, 1927—Repaid December 13, 1927	(15,000.00)	
S. Gancayco & Co., Inc., Loan Contract No. 4, October 17, 1927	28,600.00	
R. Kagahastian & Co., Inc., Loan Contract No. 5, December 13, 1927	55,000.00	
Interest collected to December 31, 1927		600.00
Balance of fund not disposed of, December 31, 1927	17,000.00	
Totals	100,600.00	100,600.00

1927 Legislation Affecting Bureau of Lands.

During the year covered by this report there were two acts passed by the Philippine Legislature affecting the Bureau of Lands. These Acts are submitted with this report as Appendices Nos. 1(*a*) and 1(*b*).

Bureau of Lands Conference.

The most important gathering of the Bureau of Lands officials was the convention held from November 21 to November 29, 1927, at the Central Office, Manila, which was attended by Acting Governor-General Eugene A. Gilmore, the Secretaries of Justice and Agriculture and Natural Resources and other high officials of the Insular Government. In this convention an outline of the activities to be undertaken in 1928 was planned and thoroughly discussed.

ADMINISTRATION AND PERSONNEL

Appropriation for Salaries.

The annual appropriation for salaries of the classified personnel of this Bureau for the last five years has been as follows:

Year	Appropriation	Increase (+) or decrease (—) over previous year
1923	₱623,280.00	....
1924	690,700.00	+₱67,420.00
1925	753,040.00	+ 62,340.00
1926	759,080.00	+ 6,040.00
1927	792,340.00	+ 33,260.00

Changes in Personnel.

There were 83 appointments to permanent positions and 233 to temporary positions during the year, while the separations from the classified and unclassified service were 81 and 102, respectively, as shown in the following tabulated statement:

	Permanent	Temporary	Total
Total number of employees on January 1, 1927	706	349	1,055
Appointments made during the year	83	233	316
Total	789	582	1,371
Separations from the service during the year	81	102	183
Personnel of the Bureau on December 31, 1927	708	480	1,188

[NOTE.—The laborers, sketchmen, chainmen, rodmen, linemen, etc. are not included in the above statement.]

The following statement shows in detail the appointments made during the year:

Month	Permanent				Temporary	Total
	Original		By transfer from other Bureaus	By reinstatement		
	From Civil Service register	From temporary status				
January	....	....	....	....	9	9
February	....	....	6	1	8	15
March	3	2	....	1	11	17
April	1	2	2	....	18	23
May	1	2	1	1	33	38
June	1	1	2	....	56	60
July	1	23	2	1	14	41
August	....	5	....	....	20	25
September	1	....	....	1	10	12
October	2	2	....	2	17	23
November	4	5	....	1	20	30
December	1	3	....	2	17	23
Total	15	45	13	10	233	316

The separations from the service during the year are likewise itemized in the following statement:

Month	Resignations		Deaths		Removals for cause		Services no longer required		Transfer to other Bureaus	
	P.	T.	P.	T.	P.	T.	P.	T.	P.	T.
January	5	10	....	....	....	....	....	2	4	....
February	3	4	....	1	....	....	....	2	2	....
March	4	7	....	....	....	....	....	3	4	1
April	9	6	....	1	1	1	....	3	3	....
May	8	7	....	1	....	....	....	1	1	....
June	10	7	....	....	....	8	....	1	....	....
July	7	5	2	1	....	....	....	....	....	....
August	5	8	....	....	....	....	....	2	....	....
September	2	3	....	1	....	....	....	....	1	....
October	2	6	1	....	....	1	2	2	1	....
November	2	4	....	....	....	....	....	....	....	....
December	4	3	....	....	....	....	....	....	....	....
Total	61	70	3	5	1	10	....	16	16	1

[NOTE.—P., means permanent, and T., temporary.]

Total separations of permanent employees	81
Total separations of temporary employees	102
Grand total	183

Although the appropriation for 1927 was identically the same as that for 1926, there have been, however, 171 promotions in the permanent service and 18 in the temporary positions. These promotions were possible because of the resignation or transfer of employees holding high positions, the resulting vacancies having been filled by promotion.

The following tabulated statement shows the promotions during the year 1927:

	Permanent	Temporary	Total
January	....	2	2
February	31	11	42
March	2	1	3
April	....	....	....
May	1	....	1
June	27	....	27
July	21	4	25
August	9	....	9
September	14	....	14
October	18	....	18
November	36	....	36
December	2	....	2
Total	171	18	189

Records and Mailing Work.

The room now occupied by the Records and Mailing Section is much larger, better lighted and more freely ventilated than the one it was occupying before, and for that reason, we have been able to check the agglomeration of work and the resulting confusion, which fact explains the present notable improvement in our record system. Although there is still felt some difficulty in the handling of public land records, there is every indication that the same will be overcome little by little, provided we get additional help, the personnel assigned to the Records Section being inadequate. The personnel in the Records Section, because of its insufficiency, is taxed beyond capacity. We have, however, succeeded in bringing the records work practically up to date, and this was made possible because of the patience and devotion to duty of the personnel. It should be borne in mind that the record work in this Office is more complicated than that of the Executive Bureau, and the work that is being handled is much more enormous. This is evidenced by the hundreds of carpetas delivered daily on requisitions and call-ups of different divisions and by the large number of applications received daily on which numerous actions in connection with general land registration cases, forfeited lands, general records, and personnel are taken. Notwithstanding this fact, however, our record personnel is much less than that of the Executive Bureau, and it is a wonder that we have been able to cope with our record work satisfactorily in spite of this handicap.

A detailed statement of the work accomplished by the Records and Mailing Section during the year 1927 follows:

Judicial Records

Number of G. L. R. carpetas sent out	8,843
Number of cadastral carpetas sent out	4,867
Number of reservation carpetas sent out	267
Number of G. L. R. cases filed	6,097
Number of cadastral cases filed	5,459
Number of reservation cases filed	242
Number of G. L. R. cases recorded	1,450
Number of new cadastral cases recorded	69

Public Lands Records

Number of carpetas prepared	16,874
Number of carpetas sent out	151,052
Number of carpetas returned	201,394
Number of carpetas called up	27,204
Number of patented carpetas compiled	
Number of miscellaneous carpetas compiled	
Number of public lands applications verified	20,099

Forfeited Lands Records

Number of applications received	6,161
Number of applications having no record	208

FORFEITED LANDS RECORDS—Continued.

Number of applications approved	5,851
Number of certificates of forfeiture received	10,124
Number of certificates of forfeiture cancelled	1,884
Number of parcels forfeited	10,622
Number of parcels repurchased	7,335
Number of parcels sold	
Number of repurchase applications sent out	
Number of applications returned to Provincial Treasurers for comment and recommendation	330

GENERAL RECORDS

Number of correspondence called up	1,695
Number of correspondence sent out	6,759
Number of correspondence briefed	8,867
Number of correspondence copied	5,644
Number of indorsements copied	5,768
Number of miscellaneous matters copied	1,984

Subsection of Mails and Distribution

LETTERS RECEIVED

Number of registered letters and packages received	14,822
Number of registered letters received in bad order	21
Number of registered and special delivery mails received	45
Number of special delivery letters received	
Telegrams received	267
Total	15,155
Number of official envelopes received through mail	50,329
Number of personal letters received by mail	27,429
Number of letters received from different offices by messenger	40,570
Total	119,328

LETTERS SENT OUT

Departments and bureaus	14,723
Abra	690
Agusan	2,770
Albay	2,919
Antique	1,724
Bataan	1,418
Batangas	2,241
Batanes	25
Bohol	145
Bukidnon	831
Bulacan	2,101
Cagayan	5,067
Camarines Norte	3,634
Camarines Sur	5,332

LETTERS SENT OUT—continued.

Capiz	1,504
Cavite	1,937
Cebu	2,488
Cotabato	5,378
Davao	9,229
Ilocos Norte	2,445
Ilocos Sur	1,544
Iloilo	3,165
Isabela	10,239
Laguna	3,488
Lanao	3,640
La Union	2,365
Leyte	5,614
Manila	5,367
Marinduque	375
Masbate	1,869
Mindoro	6,448
Misamis	5,453
Mountain Province	3,109
Nueva Ecija	15,219
Nueva Vizcaya	5,149
Occidental Negros	6,785
Oriental Negros	2,766
Palawan	2,012
Pampanga	1,326
Pangasinan	5,774
Rizal	2,860
Romblon	581
Samar	1,566
Sulu	2,405
Sorsogon	2,694
Surigao	1,830
Tarlac	4,147
Tayabas	18,929
Zambales	2,017
Zamboanga	9,782
Total	205,119

Number of packages sent out	343
Number of registered letters sent out	4,305
Number of registered packages sent out	665
Number of letters sent out within the building	19,499
Number of The Lands Courier sent out	6,930
Number of telegrams sent out	267
Number of letters sent out	205,119
Grand total	237,128

Résumé of the records kept to and including December 31, 1927

Public land records	204,726
Judicial records	54,782
Forfeited land records	114,193
General records	34,224
Personal records	3,311
Spanish land records which will be eventually transferred to the Records Room	25,417
Total	436,653

Statistical Work.

As the work in the Bureau in connection with applications for public land is increasing day by day, it had been found necessary to expand the room of our Statistics Section, so as to prevent or minimize the agglomeration of work and the disorder resulting therefrom. The premises now occupied by the section is a little larger than that it occupied before. A big handicap, however, is confronting this section in that, although the work is increasing right along, the personnel assigned to it remained stationary for the past four years, and this accounts for the difficulty in handling the work as speedily as it is desired.

The following is a detailed statement of the work accomplished by the section during the year 1927:

PUBLIC LANDS APPLICATIONS

Number of new applications registered	18,336
Number of applications received from the Records Section for notation on the status cards and in the registry books of the action taken thereon	32,602
Total	50,938

STATUS CARDS

Number of status cards pending for file on December 1, 1927	600
Number of status cards prepared for old and new applications	28,051
Number of status cards taken out from the files for notation of action taken on applications	30,832
Number of status cards verified	54,585
Number of status cards filed	57,093
Number of status cards sent to district land officers	
Total	171,161
Number of status cards pending for file at the end of the year	19,444

NOTATIONS ON THE STATUS CARDS

Number of notations regarding rejection	5,062
Number of notations regarding cancellation	475
Number of notations regarding approval	4,732
Number of notations regarding issuance of patents	1,044
Number of notations regarding reinstatement	150
Number of notations regarding transfer of rights and rights of succession	116
Number of miscellaneous notations	26,801
Total	38,380

NOTATIONS IN THE REGISTRY BOOKS

Regarding applications rejected, cancelled, approved, patented, transferred, etc.	11,563

MISCELLANEOUS

Number of decisions recorded	1,004
Number of claims recorded	1,024
Number of conflicts recorded	903
Number of proposed transfers of rights recorded	264
Number of "miscellaneous records" recorded	31
Number of index cards prepared for lots decreed as public lands or as private property of the Insular Government	....
Number of index cards prepared for cadastral lots covered by public lands applications	7,899
Number of requests from other divisions and district land officers for data relating to public lands	941
Total	12,066

Orders, Circulars, and Bulletins

ADMINISTRATIVE ORDERS

Only one administrative order was issued during the year under review. There were three other administrative orders promulgated amending subsisting ones.

The following is a list of the administrative orders issued during 1927:

No. 2–1.—Amending paragraphs 27 and 35 of Administrative Order No. 2.

No. 3–1.—Amending paragraph 11 of Administrative Order No. 3.

No. 9–1.—Regulations prescribing standard rate of charges for field and office work on land surveys.

No. 12.—Rules and regulations governing the disposition of lots within townsites duly reserved and other lands suitable for residential, commercial or industrial purposes.

On account of the importance of Administrative Orders Nos. 9–1 and 12, the same are herewith submitted as appendices Nos. 2 (*a*) and 2 (*b*) of this report.

CIRCULARS

Only three circulars were issued during the year 1927, as follows:

No. 119.—Collections of special collecting officers: Disposition and examination thereof.

No. 120.—Instructions for the cadastral survey of municipalities by deputy cadastral land surveyors.

No. 121.—Apportionment of cadastral survey costs.

These circulars are made a part of this report as appendices Nos. 3 (*a*) to 3 (*c*).

BULLETINS

There were seven bulletins issued during the year, the most important being that No. 2–1, revising Bulletin No. 2 issued during 1926, regarding public lands open to disposition or provisional entry and Bulletin No. 13, which is a compilation of the existing administrative orders and circulars on land survey charges and costs together with a table of squares for the determination of charges for cadastral and isolated land surveys. Bulletin, No. 2–1 is made a part as appendix 4 (*a*) of this report but Bulletin No. 13 is not incorporated herein, it having been separately printed in pamphlet form.

The following is a list of the bulletins issued during the year 1927:

No. 2–1.—Public lands open to disposition or provisional entry.

No. 8.—Cadastral projects inaugurated from July 1 to December 31, 1926.

No. 10.—Deputy cadastral land surveyor examination.

No. 11.—North Polar distances of the sun for the year 1927.

No. 12.—Keeping expenses within authorized appropriation.

No. 13.—Regulations governing charges and costs for field and office work on land surveys.

No. 14.—Entertainment of officials on inspection.

MEMORANDUM ORDERS

There were 28 memorandum orders issued during 1927, the numbers and the subjects of which follow:

No. 3.—Circulars, orders and bulletins—how amended.

No. 13.—Apportionment of available funds for wages and temporary employees for 1927.

No. 13–1.—Reapportionment of available funds for wages and temporary employees for 1927.

No. 26.—Apportionment of allotments for the construction, maintenance, alteration and repair of irrigation systems for 1927.

No. 26–1.—Correcting part of paragraph 1 of Memorandum Order No. 26.

No. 26–2.—Apportionment of allotments for the construction, maintenance, alteration, and repairs of irrigation systems for 1927.

No. 27.—Per diems.

No. 28.—Office hours during 1927 Carnival.

No. 29.—Announcing membership of Private Land Surveyors Board.

No. 30.—Allotments for the construction and maintenance of roads and bridges within the friar lands estates for 1927.

No. 31.—Apportionment of the amount of ₱31,000 allotted as incidental expenses in Memorandum Order No. 26 from the appropriation for the construction, maintenance, alteration, and repairs of irrigation systems for 1927.

No. 32.—Signature on correspondence.

No. 33.—Apportionment of the amount of ₱20,000 allotted as incidental expenses in Memorandum Order No. 31 from the appropriation for the construction, maintenance, alteration and repairs of irrigation systems for 1927.

No. 34.—Summer office hours.

No. 35.—Signature on correspondence.

No. 36.—Apportionment of the amount of ₱10,000 allotted as incidental expenses in Memorandum Order No. 33.

No. 37.—Office hours.

No. 38.—Use of automatic switchboard.

No. 39.—Signature on correspondence.

No. 40.—Signature on correspondence.

No. 41.—Allotment for the construction and maintenance of roads and bridges within the friar lands estates for 1927.

No. 41–1.—Correcting part of paragraph 1 of Memorandum Order No. 41.

No. 42.—Designating a Convention Program Committee.

No. 43.—Designating Mr. Jose P. Dans, Acting Director of Lands and Mr. Demetrio Andres, Assistant to the Director.

No. 44.—Submission of outstanding accounts for the fiscal year 1927.

No. 45.—Signature on correspondence.

No. 46.—Rendition of annual reports.

No. 47.—Signatures on correspondence.

SPECIAL ORDERS

One hundred eighteen (118) special orders were issued during the year, 2 of which were revoked and 6 others were for changes of assignments made during the year under review. These special orders consisted of 131 paragraphs and involved 273 Bureau of Lands officers and employees. The said special orders effected 243 assignments and transfers, 42 appearances by land attorneys in behalf of the Director of Lands before the various courts of justice, and 25 appearances by officers and employees as witnesses in the different cases in which the Bureau was concerned, while 24 conferences of the field officers with the officials in the Manila Office were called. Important among the special orders issued was Special Order No. 767, calling the officers of the Bureau both in Manila and in the field for a convention.

Duplicating Shop.

In spite of the fact that we have not purchased additional equipment for our printing shop, the work accomplished during 1927 exceeded by far the 1926 accomplishments, as per the following itemized statement:

Month	Mu.	M.	Class of work done				Total number of jobs	Total copies printed	
			Tab.	St.Mt.	M. O.	Cir.		1926	1927
January	12	9	12	4	3	2	21	102,960	125,660
February	10	6	12	4	......	......	16	265,850	224,580
March	20	14	14	19	1	......	34	290,440	235,010
April	7	6	5	8	......	......	13	193,400	182,400
May	10	14	8	15	1	......	24	183,325	395,580
June	22	14	19	16	1	......	36	204,750	174,135
July	26	12	20	16	2	......	38	192,750	179,660
August	21	7	12	16	......	......	28	178,200	235,350
September	16	12	17	10	1	......	28	158,500	272,935
October	27	5	13	18	1	......	32	120,750	205,630
November	22	10	16	16	......	......	32	181,668	163,050
December	8	10	11	7	......	......	18	235,542	408,962
Total	201	119	159	149	10	2	320	2,308,135	2,802,952

[Mu.=Multigraph. M.=Mimeograph.]

The number of copies of *The Lands Courier,* the official organ of the Bureau, stenciled, run and stitched in our duplicating shop, is shown in the following statement:

Edition	Copies printed	Pages per copy	Total number of pages
January 3	350	38	13,300
January 17	350	35	12,250
February 1	350	49	17,150
February 16	350	27	9,450
March 1	350	32	11,200
March 16	350	41	14,350
April 1	350	40	14,000
April 16	350	31	10,850
May 1	350	40	14,000
May 16	350	35	12,250
June 1	350	28	9,800
June 16	350	28	9,800
July 1	350	27	9,450
July 16	350	30	10,500
August 1	350	29	10,150
August 16	350	21	7,350
September 1	350	32	11,200
September 16	350	26	9,100
October 1	350	28	9,800
October 16	350	31	10,850
November 1	350	34	11,900
November 16	350	30	10,500
December 1	350	42	14,700
December 16	350	41	14,350
Total	8,400	795	278,250

Steps have been taken to purchase an additional multigraph machine with an inking attachment and a motor, a paper cutter as well as additional segments and types, and it is hoped that we may then be able to print the "Courier" and many other forms whose printing is now done by the Bureau of Printing, thus insuring a large economy in our printing bills and doing the work more expeditiously. It is expected that after the acquisition of the needed supplies and equipment, we may also undertake the necessary binding of pamphlets, reports, and other ordinary publications of the Bureau.

Preparation of Certified Copies

The following statement shows the certified copies issued during the year, together with the fees collected therefor:

Month	For oficial use	Paid for	Cost
	Pages	*Pages*	
January	46	52	₱92.00
February	35	35	58.00
March	37	57	126.00
April	....	40	89.00
May	5	21	30.00
June	17	49	72.00
July	108	77	121.00
August	57	73	109.00
September	90	47	113.65
October	58	78	127.40
November	134	64	113.00
December	65	126	206.00
Total	652	719	1,257.05

PUBLIC LANDS CONCESSIONS

The following comparative table shows the disposition made in 1926 and 1927 of the lands of the public domain through the different forms of concession allowed under Act No. 2874:

Kind	1926		1927		Increase + Decrease —	
	Number of applications	Area in hectares	Number of applications	Area in hectares	Number of applications	Area in hectares
I. Homesteads						
1. Received	13,410	222,271.2618	12,677	214,617.3897	— 733	— 7,653.8721
2. Rejected	2,019	33,992.5710	3,877	67,361.8661	+1,858	+33,369.2951
3. Entries allowed	2,054	29,856.9448	3,752	54,831.3339	+1,698	+24,974.3891
4. Cancelled	505	7,124.5183	425	5,994.8636	— 80	— 1,129.6547
5. Patents issued	1,572	17,219.7030	896	10,465.6405	— 676	— 6,754.0625
6. Reinstated	91	1,401.1688	95	1,489.4253	+ 4	+ 88.2565
7. Pending	55,021	855,286.7535	60,149	948,883.9485	+5,128	+93,697.1950
I. (*a*). Transfers of homestead rights						
1. Received	161	2,055.2862	103	1,359.3837	— 58	— 695.9025
2. Approved	40	485.5711	75	1,022.2254	+ 35	+ 536.6543
3. Disapproved	23	231.9242	5	77.6036	— 18	— 154.3206
4. Pending	364	4,719.1153	387	4,978.6700	+ 23	+ 259.5547
II. Free patents						
1. Received	1,235	7,118.2468	2,835	15,942.4202	+1,600	+ 8,824.1734
2. Rejected	779	4,859.0185	283	1,836.0494	— 496	— 3,022.9691
3. Entries allowed	409	1,638.3390	677	2,854.0610	+ 268	+ 1,215.7220
4. Cancelled	19	115.8605	7	56.0219	— 12	— 59.8386
5. Reinstated	2	16.0790	2	6.7500	....	— 9.3290
6. Patents issued	263	1,315.1181	88	472.6154	— 175	— 842.5027
7. Pending	19,841	91,823.4763	21,718	103,082.5361	+1,877	+11,259.0598
II (*a*). Transfers of free patent rights						
1. Received	....	....	1	16.0000	+ 1	+ 16.0000
2. Approved	....	....	1	16.0000	+ 1	+ 16.0000
3. Disapproved	....	....	....	....	....	....
4. Pending	....	....	....	....	....	....
III. Sales (agricultural)						
1. Received	712	37,881.0299	1,725	117,124.8919	+1,013	+79,243.8620
2. Rejected	288	10,899.0565	380	14,641.7110	+ 92	+ 3,742.6545
3. Awarded	103	3,297.9541	124	6,838.1438	+ 21	+ 3,540.1897
4. Cancelled	30	1,366.4755	12	205.6018	— 18	— 1,160.8737
5. Reinstated	5	215.6965	5	125.8713	....	— 89.8252
6. Patents issued	46	883.5340	53	4,008.1768	+ 7	+ 3,124.6428
7. Pending	3,590	129,910.0449	4,811	225,642.6977	+1,221	+95,732.6528
III (*a*). Transfers of sales rights						
1. Received	8	128.4377	2	28.3089	— 6	— 100.1288
2. Approved	4	20.3239	2	22.9251	— 2	+ 2.6012
3. Disapproved	1	5.6250	1	12.0000	....	+ 6.3750
4. Pending	13	182.0950	11	169.8538	— 2	— 12.2412

Kind	1926		1927		Increase + Decrease —	
	Number of applications	Area in hectares	Number of applications	Area in hectares	Number of applications	Area in hectares
IV. Sales (nonagricultural)						
1. Received	241	90.4822	476	135.2727	+ 235	+ 44.7905
2. Rejected	249	1,193.1239	225	61.0123	— 24	— 1,132.1116
3. Awarded	58	7.8639	41	6.1808	— 17	— 1.6831
4. Cancelled	1	.2100	1	.0747	....	— .1353
5. Reinstated	141	18.6211	14	1.1206	— 127	— 17.5005
6. Patents issued	2	2.1635	1	.0089	— 1	— 2.1546
7. Pending	918	989.0297	1,141	858.0198	+ 223	— 131.0099
V. Insular government property sales						
1. Received	217	540.0552	43	284.3613	— 174	— 255.6939
2. Rejected	41	59.5536	20	284.6891	— 21	+ 225.1355
3. Awarded	101	1.9387	25	42.0733	— 76	+ 40.1346
4. Cancelled	....	....	1	.0732	+ 1	+ .0732
5. Reinstated	5	.0489	....	....	— 5	— .0489
6. Patents issued	....	....	2	.0365	+ 2	+ .0365
7. Pending	305	1,369.5659	303	1,327.1648	— 2	— 42.4011
V (*a*). Transfers of Insular Government property sales rights						
1. Received	....	....	....	....	....	....
2. Approved	1	100.0000	....	....	— 1	— 100.0000
3. Disapproved	....	....	....	....	....	....
4. Pending	....	....	....	....	....	....
VI. Townsite sales						
1. Received	48	9.1014	157	49.1328	+ 109	+ 40.0314
2. Rejected	9	6.0578	40	8.8979	+ 31	+ 2.8401
3. Awarded	3	.5988	20	3.0403	+ 17	+ 2.4415
4. Cancelled	....	....	....	....	....	....
5. Reinstated	....	....	....	....	....	....
6. Patents issued	....	....	2	.4188	+ 2	+ .4188
7. Pending	85	20.5836	182	58.5448	+ 97	+ 37.9612
VI (*a*). Transfers of townsite sales rights						
1. Received	....	....	1	.1200	+ 1	+ .1200
2. Approved	....	....	1	.1200	+ 1	+ .1200
3. Disapproved	....	....	....	....	....	....
4. Pending	....	....	....	....	....	....
VII. Leases (agricultural)						
1. Received	289	75,799.7684	443	119,983.0685	+ 154	+44,183.3001
2. Rejected	92	26,727.3567	136	44,171.7444	+ 44	+17,444.3877
3. Contracts executed	3	1,514.9988	9	4,302,4379	+ 6	+ 2,787.4391
4. Cancelled	4	1,045.1958	5	2,138.1065	+ 1	+ 1,092.9107
5. Reinstated	....	....	4	2,707.0425	+ 4	+ 2,707.0425
6. Pending	1,087	275,219.7760	1,389	349,435.7047	+ 302	+74,215.9287
VII (*a*). Transfers of leasehold rights						
1. Received	5	406.1608	3	425.6215	— 2	+ 19.4607
2. Approved	1	64.0000	6	851.2430	+ 5	+ 787.2430
3. Disapproved	1	.5393	....	....	— 1	— .5393
4. Pending	6	1,972.1739	6	1,972.1739	....	....
VIII. Leases (nonagricultural)						
1. Received	181	124.6977	229	31.3648	+ 48	+ 93.3329
2. Rejected	19	9.4657	42	16.2269	+ 23	+ 6.7612
3. Contracts executed	2	.0441	....	....	— 2	— .0441
4. Cancelled	....	....	....	....	....	....
5. Reinstated	1	.7500	....	....	— 1	— .7500
6. Pending	318	260.2467	505	275.3846	+ 187	+ 15.1379

Kind	1926		1927		Increase + Decrease —	
	Number of applications	Area in hectares	Number of applications	Area in hectares	Number of applications	Area in hectares
IX. Insular government property leases						
1. Received	10		15		+ 5	
2. Rejected	3		3			
3. Contracts executed			2	223.7016	+ 2	+ 223.7016
4. Cancelled	4				— 4	
5. Reinstated						
6. Pending	28		38		+ 10	
X. Foreshore leases						
1. Received	87		108		+ 21	
2. Rejected	30		40		+ 10	
3. Contracts executed	6	.8870	8	5.6097	+ 2	+ 4.7227
4. Cancelled						
5. Reinstated			3		+ 5	
6. Pending	242		304		+ 62	
X (*a*). Transfers of foreshore lease rights						
1. Received	1	.1710	1	.1647		— .0063
2. Approved	1	.1710	1	.1647		— .0063
3. Disapproved						
4. Pending						
XI. Reclaimed land leases						
1. Received	7		9		+ 2	
2. Rejected	5		1		— 4	
3. Contracts executed	1	.6528	1	.0627		— .5901
4. Cancelled	1				— 1	
5. Reinstated						
6. Pending	18		25		+ 7	
XI (*a*). Transfers of reclaimed land lease rights						
1. Received	1	.8322	1	.4424		— .3898
2. Approved	1	.8322	1	.4424		— .3898
3. Disapproved						
4. Pending						
XII. Revocable permits						
1. Received	321		333		+ 12	
2. Rejected	25		29		+ 4	
3. Permits issued	242		162		— 80	
4. Permits revoked	34		22		— 12	
5. Reinstated			4		+ 4	
6. Pending	458		604		+ 146	

[NOTE.—Additional applications are included.]

The graphs showing the number of homestead and free patent applications received, entries granted and patents issued, from 1904 to December 31, 1927, are shown as appendices Nos. 5(*a*) and 5(*b*) of this report.

Public Lands Investigations.

The following statement is a record of the 1927 investigation orders received by the district land officers, those executed by them and those pending in their offices as of December 31, 1927:

Kinds	Received by district land officers	Executed	Pending
Preliminary	25,124	17,136	26,430
Final	4,864	4,205	8,324
Transfer of rights	224	210	126
Claims	593	647	528
Conflicts	1,941	949	452
Registration cases	1,531	3,648	4,723
Reservations	155	77	81
Miscellaneous	873	881	304

Public Auction and Publication of Notices.

During the year 1927, district land officers were authorized to open bids and hold public auctions. There were 23 public auctions held by district land officers in 1927, and 320 held in Manila for the same year, or a total of 343, as against the 223 held in 1926, as may be seen from the following statement:

Sales applications	175	
Townsite sales applications	8	
Miscellaneous sales applications	73	
Insular Government property sales applications	37	
Lease applications	13	
Foreshore lease applications	8	
Miscellaneous lease applications	2	
Reclaimed land lease applications	3	
Insular Government property lease application	1	
Total auctions held in Manila for 1927		320
Plus auctions held in the provinces for 1927		23
Grand total		343
Total for 1926		223
Increase for 1927		+120

In the preparation of notices for the holding of auctions and opening of bids, good progress may also be noted as shown in the following table:

	1927	1926
TOTAL NOTICES PREPARED DURING THE YEAR	453	391
PUBLISHED IN THE NEWS PAPERS		
Sales for agricultural purposes	67	58
Sales for residential, industrial, commercial and other purposes	22	15
Leases for agricultural purposes	9	14
Lease for residential, industrial, commercial and other purposes	15	12
Total	113	99

POSTED ON THE BULLETIN BOARDS OF THE MUNICIPAL AND PROVINCIAL BUILDINGS AND IN CONSPICUOUS PLACES IN THE DISTRICT LAND OFFICE.

Sales for agricultural purposes	161	247
Sales for residential, industrial, commercial and other purposes	158	36
Leases for agricultural purposes	8	5
Leases for residential, industrial, commercial and other purposes	13	4
	340	292
Total	453	391

It is believed that still further improvement can be made in these notices. Observation has given us the idea that our present form of notices are too long and complicated. This reminds me of the notices calling for bids which the Bureau of Supply and the military and naval authorities used to publish years ago. Formerly, conditions in detail and other information, which could well be obtained from inquiry by persons who are really interested in participating in the submission and opening of bids, were published. It is believed that these notices could be simplified and efforts will be made to produce a form which will reduce the size of the present form of notices and consequently reduce also the expenses connected with their publication.

Reserved Lands.

In order to have available for use as reference in the future, there is shown below a summary of the reserved areas arranged alphabetically according to the purposes for which they have been reserved:

Purposes	Number of parcels	Approximate area in hectares	Provinces in which located
Agricultural purposes, agricultural colonies, stock farms, etc.	31	51,203.6847	Bataan, Bohol, Capiz, Cebu, Cotabato, Ilocos Norte, Iloilo, Isabela, Lanao, Mountain, Negros Occidental, Nueva Ecija, Nueva Vizcaya, Pampanga, and Zamboanga.
Cemetery	7	6.8778	Cebu, Davao, Mountain, Nueva Ecija, Sorsogon, Tayabas, and Zamboanga.
Constabulary	69	299.3935	Agusan, Albay, Antique, Bukidnon, Cagayan, Cebu, Cotabato, Davao, Ilocos Norte, Ilocos Sur, Isabela, Laguna, Lanao, Mountain, Nueva Vizcaya, Sulu, Surigao, Zambales, and Zamboanga.
Forest reserves	29	11,907.6225	Albay, Bataan, Laguna, Lanao, Mountain, Nueva Ecija, Nueva Vizcaya, Pampanga, Tayabas, Sulu, Zambales, and Zamboanga.

Station	Number of parcels	Approximate area in hectares	Provinces in which located
Hospitals, sanatorium, etc	32	33.6514	Batangas, Capiz, Cebu, Cotabato, Ilocos Sur, Mountain, Nueva Vizcaya, Palawan, Sorsogon, Sulu, and Zamboanga.
Insular projects	13	50,054.7075	Cebu, Iloilo, Leyte, Mountain, Palawan, and Pangasinan.
Lighthouses, anchorage lights, semaphore stations, etc	114	407.8769	Agusan, Albay, Antique, Batangas, Bohol, Cagayan, Camarines Norte, Camarines Sur, Capiz, Cavite, Cebu, Davao, Ilocos Norte, Ilocos Sur, Iloilo, La Union, Leyte, Marinduque, Masbate, Mindoro, Misamis, Mountain, Negros Oriental, Palawan, Pangasinan, Romblon, Samar, Sorsogon, Sulu, Tayabas, Zambales, and Zamboanga.
Magazines	4	17.1401	Abra, Rizal, and Zambales.
Markets	13	5.5569	Cebu, Cotabato, Iloilo, Masbate, Samar, Sulu, and Zamboanga.
Military and naval purposes	35	80,830.8716	Albay, Bataan, Batangas, Cavite, Cotabato, Iloilo, Isabela, Laguna. Lanao, Leyte, Mountain, Pampanga, Rizal, Samar, Zambales, and Zamboanga.
Mining, coal, rock quarry, etc	9	194.6734	Albay, Batangas, Pampanga, Pangasinan, Surigao, Tayabas, and Zamboanga.
Monuments	3	1.3235	Bulacan, and Capiz.
Municipal, and provincial buildings, etc	12	10.1444	Abra, Cotabato, Davao, Mountain, Palawan, and Romblon.
Non-Christians and Negrito settlements	18	8,332.1435	Antique, Bataan, Mountain, Nueva Ecija, Palawan, Surigao, Tarlac, and Zambales.
Plazas and parks, etc	46	186,314.5576	Agusan, Albay, Antique, Batangas, Capiz, Cebu, Cotabato, Laguna, Mindoro, Mountain, Palawan, Tayabas, and Zamboanga.
Roads, railroads, and street, etc	12	30.3732	Albay, Camarines Sur, Cebu, Davao, Iloilo, Mountain, Pangasinan, Tayabas, and Zamboanga.
School purposes	884	22,181.7276	Abra, Agusan, Albay, Antique, Bataan, Batanes, Batangas, Bohol, Bukidnon, Cagayan, Camarines Sur, Capiz, Cavite, Cebu, Cotabato, Davao, Ilocos Norte, Ilocos Sur, Iloilo, Isabela, Laguna, Lanao, La Union, Leyte, Masbate, Misamis, Mountain, Negros Occidental, Negros Oriental, Nueva Ecija, Nueva Vizcaya, Palawan, Pampanga, Pangasinan, Rizal, Romblon, Samar, Sorsogon, Sulu, Surigao, Tarlac, Tayabas, Zambales, and Zamboanga.
Slaughterhouses	2	.3391	Ilocos Norte.
Township, municipal, provincial, and civil purposes	381	7,217.9936	Batanes, Batangas, Bohol, Bukidnon, Cebu, Cotabato, Davao, Ilocos Norte, Lanao, Leyte, Mountain, Nueva Ecija, Palawan, Pampanga, Rizal, Sulu, Surigao, and Zamboanga.
Townsites	8	2,231.6306	Bataan, Camarines Sur, Cotabato, Lanao, Tarlac, and Zamboanga.
Unnamed purposes	16	85.6745	Cebu, Palawan and Sulu.
Usufruct	1	2,533.2639	Sulu.
Watersheds, waterworks, etc	26	106,979.9702	Abra, Bataan, Bulacan, Cebu, Iloilo, Laguna, Leyte, Palawan, Rizal, Romblon, Sulu, and Zamboanga.
Wharves	2	1.3551	Leyte, and Misamis.
Wireless and telegraph stations	12	55.4914	Batanes, Cotabato, Davao, Iloilo, Palawan, Romblon, Sulu, and Zamboanga.
Total	1,779	530,938.0445	

Forfeited Properties.

The following data show the number of certificates of forfeiture and applications for repurchase received in this Bureau in 1927, as well as the number of parcels involved therein, and the disposition made of the same:

Kind	Number	Parcels involved
Certificates of forfeiture received	10,270	10,279
Certificates of forfeiture cancelled	1,903	1,903
Applications for repurchase received	5,923	8,337
Applications for repurchase approved	5,742	7,706

The Malibay Estate Subdivision.

This estate has given the Bureau considerable annoyance due principally to activities of local politicians, which activities have for the purpose the securing of votes during the coming elections. In the face of all the obstacles encountered, however, it was possible through exertion of extraordinary patience and tolerance to make arrangements to sell those lots which will quiet once and for all the clamor of occupants for titles for their holdings. It is believed that had not false assurance and cajoling been used by some politicians of Pasay, the people would have been contented to proceed with the purchase of the lands in accordance with the existing laws, and the matter of the disposition of this estate would not have lasted these many years. There are 506 lots comprised in this estate, 379 of which will be sold at public auction to the highest bidders by sealed bids and the remaining 127 lots by oral bids. The sales of these lots will take place during the months of March and April, 1928, as announced in the newspapers and Official Gazette.

The Baguio Townsite.

The interest of the people in securing Baguio lands for residential and commercial purposes has continued to increase and the matter of the Baguio Townsite is assuming an importance deserving of closer attention on the part of this Bureau.

During the year what is known as the Jungle Town Subdivision has been disposed of by oral bidding held in the City of Manila after a conference between the Director of Lands and the Mayor of Baguio. This subdivision, which consisted of 27 lots, was sold in two days, 24 lots on the first day and 3 lots on the second day. At this auction, the Government has been offered for the 27 lots sold, which comprised 31,774.8 square meters in area, a total of ₱50,608.43, out of which there was advanced to the Government on these two days bidding, 10 percent of the cost of 27 lots or ₱5,060.84.

During the year, arrangements were also made to sell the business section in Baguio known as the "Session Road Subdivision," which sale is scheduled for April, 1928, to be held in the City of Baguio. There are 3 lots in this subdivision having a total area of 1,416 square meters located in the very heart of the City of Baguio where exceedingly high prices are expected.

Regions Classified and Certified by the Bureau of Forestry During the Year.

During 1927, a total of 79 certifications affecting 25 provinces and 211 municipalities had been received from the Bureau of Forestry as against 45 certifications affecting 25 provinces and 103 municipalities received during 1926.

Regions Opened to Disposition or Provisional Entry.

At the end of the year, by reason of the protest received in the Bureau of Forestry, a new policy has been adopted, effective January 1, 1928, with regards to the disposition of lands opened to provisional entry. In accordance with Revised Bulletin No. 2–1 (Appendix No. 4-*a*), application for public lands will not be received except for regions which have previously been certified by the Bureau of Forestry, irrespective of whether or not a region is declared open to disposition and entry by the Governor-General. This new policy has been embodied in said Bulletin No. 2–1 and further explained in an editorial of *The Lands Courier,* dated January 5, 1928.

Agricultural Colonies.

An itemized statement of the accounts of the colonists can not be furnished due to lack of accurate data. Suffice it to state that the indebtedness of the Bohol Agricultural Colony amounts to approximately ₱16,680 and that of the Abulug Agricultural Colony ₱42,000. While these amounts appear to be exceedingly large, yet the situation is not as bad as it appears, for most of the indebtedness represents the value of work animals and farm implements which were loaned to the colonist and charged to their accounts, so that in reality the amounts are very much less than the actual figures.

The following tables are the balance sheets showing the assets and liabilities of these two agricultural colonies as of December 31, 1927:

Financial statement, Bohol Filipino Colony, Act No. 2254

BALANCE SHEET AS OF DECEMBER 31, 1927

ASSETS

Fixed property:		
Colony buildings	₱3,139.97	
Colony equipment	14,893.51	
Less—Accrued depreciation	(11,580.36)	₱6,453.12
Working assets:		
Sales stock, merchandise	904.70	
Sales stock, produce	297.10	
Sales stock, equipment	369.47	1,571.27
Currents assets:		
Colonists account current	18,198.58	
Cash, Insular Treasury	2,929.94	
Cash, collecting & disbursing officers	628.24	
Accounts receivable (Misc.)	5.84	21,762.60
		29,786.99

LIABILITIES

Capital:		
Fixed capital	₱6,453.12	
Current capital	17,457.95	
Appropriation Account, Act 3340	5,000.00	
Less—Net operating loss	(953.88)	₱27,957.19
Current liabilities:		
Accounts paid by warrants	1,548.33	
Accounts due Bureaus and offices	78.70	
Accounts due provinces and municipalities	150.00	
Accounts due companies and individuals	52.77	1,829.80
		29,786.99

OPERATING STATEMENT

EXPENSES	
Salaries and wages	₱745.00
Traveling expenses	15.20
Telephone	120.00
Rent	60.00
Miscellaneous	14.58
	954.78

RECEIPTS	
Miscellaneous receipt	₱.90
Net operating loss	953.88
	954.78

Financial statement, Cagayan Filipino Colony, Act No. 2254

BALANCE SHEET AS OF DECEMBER 31, 1927

ASSETS

Fixed property:		
Colony buildings	₱4,112.63	
Colony equipment	8,161.54	
Less—Accrued depreciation	(9,502.16)	₱2,772.01
Working assets:		
Sales stock, merchandise	1,397.39	
Sales stock, produce	4,328.12	
Sales stock, equipment	93.34	5,818.85
Currents assets:		
Colonists account current	46,132.64	
Account receivable	4.15	
Cash, Insular Treasury	3,587.63	
Cash, collecting and disbursing officers	559.18	50,283.60
		58,874.46

LIABILITIES

Capital:		
Fixed capital	₱2,772.01	
Current capital	49,933.54	
Appropriation Account Act 3340	5,000.00	
Less—Net operating loss	(825.17)	₱56,880.38
Current liabilities:		
Accounts paid by warrants	709.75	
Accounts due bureaus and offices	763.28	
Accounts due companies & individuals	521.05	1,994.08
		58,874.46

OPERATING STATEMENT

EXPENSES		RECEIPTS	
Salaries and wages	₱586.80	Credit adjustment, prior year expense	₱4.50
Traveling expenses	117.60	Net operating loss	825.17
Miscellaneous	8.34		
Supplies	28.93		
Rent	88.00		829.67
	829.67		

MINERAL LANDS CONCESSIONS

MINING ACTIVITIES

The Benguet Mineral Land District.

The mineral district in the Benguet Hills is surely and steadily entering upon a period of development which promises to make Baguio some day more notable for its mining activity than it has been in the past. More capital is being invested in the industry, more mining companies are being formed, and more mining claims are being developed. The Baguio Mining District is passing out of the pioneer stage and is at the threshold of a systematic and sensible development which promises to unlock the storehouse of wealth concealed in the mountains of Benguet.

The Benguet Consolidated is vigorously pushing its low drainage tunnel, which, when completed in about a year, will help to reduce operating costs and enable the company to work the rich ore in its lower levels with safety and economy. The recent opening up of a new ore body of good tonnage and carrying excellent values promises an assured future for the company as bright as its past has been.

Pursuant to contract, the property of the Balatoc Mining Company is being steadily prepared to bring the mine into production as soon as possible. A high tension transmission line, about six and a half kilometers long, has been constructed and power is being furnished by the Benguet Consolidated from Antamok for the operation of the compressor and air drills. A three-inch pipe line furnishing water for the compressor, air-drills, and camp has been installed. The road to the mines is steadily progressing and the problem of the site for the mill satisfactorily solved. It is hoped to have the mill in operation about the middle of next year, and there is now every indication that, when the mill is completed and ready for operation, it will have a supply of probable ore ahead sufficient to keep it busy for four or five years and with gold value in excess of eight million pesos.

The Itogon Mining Company has installed additional machinery which has improved its milling tonnage and its recovery of the gold values in the ore. Some more machinery, already on the ground and to be in operation shortly, will increase the daily milling tonnage about fifty per cent with but very little increase in cost of operation.

Work is steadily going ahead on the construction of the power plant on the Agno River which will supply the needs of the mining industry for some time, and it is hoped to have it in operation within a year.

Results obtained at both the Benguet Consolidated and the Balatoc Mines indicate that the lodes persist to a very considerable depth and carry their gold values down with them.

Surveys of Mineral Lands.

Mineral land surveys are made for location, patent, lease, and miscellaneous purposes. However, due to the reduction of the personnel of the mineral land survey party caused by the separation from the service of Mineral Land Surveyor Irah D. Cobb, and by the transfer of Surveyor Galicano Sales to Labo Cadastre, as well as due to the fact that Mineral Land Surveyor Gregorio Arizabal had to attend also to his other duties as district land officer, Land District No. 3, Baguio, fewer location surveys and inspections of mining claims for verification of annual assessment work, had been accomplished during 1927.

Location Surveys.

These surveys are made in order to establish more distinctly on the ground the locations of mining claims, with the main object in view of avoiding as much as possible any overlapping of, and conflicts with, adjoining claims and future locations.

During 1927, location surveys were made for the following mineral claims:

Early bird
Kathlyn
Macia
Ruby
Patsy
Charing
Maria
Elizabeth
Dapong

The following comparative table shows the work accomplished in location surveys during the last five years:

Year	Number of claims	Aproximate area
		Hectares
1923	53	477
1924	105	1,325
1925	19	173
1926	64	548
1927	9	80
Totals	250	2,603

Establishment of Control and Surveys for Topography and Contour.

In connection with location and patent surveys, the establishment of triangulation stations which serve as control for such surveys is essential. However, due to limited personnel and labor allotments for this work which was started in 1926, only three triangulation stations were established in 1927. As more mining claims are located and developed, however, location surveys and the establishment of control points therefor will be more in demand and this phase of the work will be pushed through as much as possible during 1928, provided a greater amount of labor allotment and an additional surveyor will be assigned to Land District No. 3. In connection also with this work, the preparation of an up-to-date index map of the mineral district of Benguet is still in progress.

Lode Patent Surveys.

The investigation made of the mineral claims "Tejon" and "Manchester" which had already been surveyed for patent under Lp–156 and Lp–157, respectively, was completed in 1927. It was found out in the investigation that although the said two claims adjoin each other on the surface, yet they were based on two different and distinct lodes underground, and, therefore, patents could be granted on them in the name of the Benguet Consolidated Mining Company.

Aside from the above-mentioned investigations there were ordered and completed during 1927 the following eight lode patent surveys:

Application No.	Name of claim	Area	Name of owner
		Hectares	
158	Lode 5	9.0000	A. W. Beam.
159	Big Gun	9.0000	A. W. Beam.
160	Gilt Edge	9.0000	Balatoc Mining Co.
161	Curt	9.0000	A. W. Beam.
162	Quartz	9.0000	J. J. Dunbar.
163	Lode 4	9.0000	D. R. Williams.
164	Golden Gate	9.0000	D. R. Williams.
165	Bar Fraction	6.3659	J. J. Dunbar.

The fieldwork on the above lode patent surveys is already completed, and by the end of the year, only the computation and drafting work on the "Bar Fraction," remain unfinished. Considerable delay in the completion of the above surveys had been encountered due to changes made in the names of the owners of the mineral claims, which changes were made several times at the request of the applicants. Upon plotting the Bar, it was found out also that it conflicted with the School Ma'am of the Hartwell Group, for which mineral claim Patent No. 44 had already been issued to John R. McDill.

The conflict was investigated on the ground, and upon relocation of the Hartwell Group, it was found out that conflict in location really existed on the ground which necessitated the amendment of the survey. The Bar which was originally surveyed as a full claim was, therefore, amended to conform with the location of School Ma'am, after an amended declaration of location had been filed by the applicant.

The following table shows the work accomplished on lode patent surveys since 1921:

Year	Number of claims	Area in hectares	Cost of survey
1921	8	56.3687	₱1,724.00
1922	8	58.0749	2,035.12
1923	....	....	....
1924	4	36.0000	1,665.94
1925	8	68.9995	2,757.72
1926	2	18.0000	1,067.30
1927	8	69.3659	1,063.48
Totals	38	306.8090	10,313.56

Placer Patent Surveys.

No new placer patent surveys had been executed, nor any new application received for those surveys during 1927.

The following table shows the work accomplished on placer patent surveys since 1921:

Year	Number of claims	Area in hectares
1921	....	....
1922	....	....
1923	7	384.0000
1924	....	....
1925	....	....
1926	....	....
1927	....	....
Totals	7	384.0000

Coal Lease Surveys.

No new coal lease surveys were executed nor any new applications for those surveys received during 1927.

The following table shows the work accomplished on coal lease surveys since 1921:

Year	Number of leasehold	Area in hectares	Cost of surveys
1921	3	1,745.3388	₱1,968.33
1922	....	....	....
1923	1	400.0000	331.21
1924	2	721.1406	523.76
1925	2	402.0000	....
1926	....	....	....
1927	....	....	....
Totals	8	3,268.4794	....

The costs of surveys shown above do not represent all the expenses incurred on the surveys as some items especially labor and transportation are in some cases directly furnished or paid for by the applicants on the ground.

Petroleum Lease Surveys.

No new petroleum lease survey was made during the year, nor any new application for such survey received.

The following comparative table shows the work accomplished since 1921:

Year	Numher of leasehold	Area in hectares
1921	....	....
1922	3	3,587.8140
1923	4	1,585.0556
1924	....	....
1925	....	....
1926	....	....
1927	....	....
Totals	7	5,172.8696

With the promulgation of Administrative Order No. 9 as revised July 1, 1927, prescribing a new standard rate of charges for general and mineral land surveys executed by surveyors of the Bureau of Lands, it is expected that more lode and placer patent survey applications will be filed as soon as the new schedule becomes generally known to miners. A rate of charges lower than the actual costs of former lode patent surveys could be adopted in the new schedule of standard rates. This was made possible by the fact that whatever loss or shortage may be incurred by the Bureau on mineral land surveys may be amply regained in the other class of surveys. At the same time the new standard rates will greatly encourage miners of limited means to apply for lode or placer patent surveys.

Summary.

The following tables show the number of claims and areas of mineral lands surveyed since the organization of the Mineral Lands Division of this Bureau in 1921:

Surveys	Number of surveyed claims						
	1921	1922	1923	1924	1925	1926	1927
Location	......	80	53	104	19	64	9
Lode patent	8	8	......	4	8	2	8
Placer patent	......	......	7	......	......	......	......
Coal lease	3	......	1	2	2	......	......
Petroleum lease	......	3	4	......	......	......	......
Miscellaneous	......	......	......	......	......	7	......
Totals	11	91	65	110	29	73	17

Year	Surveys—Area in Hectares					
	Topography	Location	Lode	Placer	Coal lease	Petroleum lease
1921	....	....	56.3687	....	1,745.3388	....
1922	....	720.0000	58.0749	....	....	3,587.8140
1923	....	477.0000	....	384.0000	400.0000	1,585.0556
1924	....	1,250.0000	36.0000	....	721.1406	....
1925	....	173.0000	68.9995	....	402.0000	....
1926	420.0000	548.0000	18.0000	....	....	....
1927	....	80.0000	69.3659	....	....	....
Totals	420.0000	3,248.0000	306.8090	384.0000	3,268.4794	5,172.8696

Disposition of Mineral Lands.

The disposition of mineral lands in the Philippines is governed by the Act of Congress of July 1, 1902, as amended by the Act of Congress of February 6, 1905; Act No. 624 of the Philippine Commission; the Coal Land Act No. 2719; and the Petroleum Act, No. 2932; and by the rules and regulations promulgated thereunder.

Mining Locations (*Act of Congress of July 1, 1902*).

During 1927, 242 mining claims were located in 23 out of the 48 provinces comprising the Archipelago, as against 240 locations made in 17 provinces in 1926. These 242 locations consist of 164 lode, and 78 placer mining claims.

The total area of the 242 claims located in 1927 is 2,206.4366 hectares as against 1,947.2355 hectares in 1926. Of the area located in 1927, 1,443 hectares are for lode, and 763.4366 hectares for placer claims.

The table below shows the provinces where the mining claims were located during 1927 with the corresponding number of locations and their areas:

Province	Number of locations	Area in hectares	Number of lodes	Area in hectares	Number of placers	Area in hectares
Albay	1	4.0000			1	4.0000
Batangas	3	7.8000			3	7.8000
Bulacan	11	140.4970	1	9.0000	10	131.4970
Camarines Norte	4	36.0000	4	36.0000		
Camarines Sur	1	8.0000			1	8.0000
Capiz	3	2.5000			3	2.5000
Cebu	3	168.0000			3	168.0000
Cotabato	5	40.0000			5	40.0000
Davao	1	8.0000			1	8.0000
Iloilo	3	6.0000			3	6.0000
Leyte	2	4.0000			2	4.0000
Marinduque	12	107.0000	11	99.0000	1	8.0000
Masbate	3	25.0000	3	25.0000		
Mindoro	5	168.0400			5	168.0400
Mountain Province:						
Baguio	131	1,148.0000	131	1,148.0000		
Bontoc	12	108.0000	12	108.0000		
Nueva Ecija	4	88.0000			4	88.0000
Occidental Negros	1	.5000			1	.5000
Pangasinan	21	23.6293			21	23.6293
Rizal	4	31.1370			4	31.1370
Sorsogon	3	24.0000			3	24.0000
Sulu	1	9.0000	1	9.0000		
Surigao	1	9.0000	1	9.0000		
Tayabas	4	16.3333			4	16.3333
Zambales	3	24.0000			3	24.0000
Totals	242	2,206.4366	164	1,443.0000	78	763.4366

The foregoing table shows that, as in the preceding year, the Mountain Province is leading all the other provinces both in number and in area of claims located during 1927, with 143 claims staked out having an area of 1,248 hectares. Of the claims located in the Mountain Province, 131 lode claims of 1,148 hectares were located in the Benguet Mineral District during 1927, as against 91 lode claims of 809 hectares located in the same district during 1926. Pangasinan comes second with 21 placer locations; Marinduque, third with 12 locations; and Bulacan, fourth with 11 locations.

The minerals found in the above reported claims, in the order of the number of locations made, are: gold with 162 locations, guano 33, gypsum 6, and miscellaneous minerals 22, as shown in the following table:

Province	Lodes				Placers			
	Gold	Silver	Iron	Miscellaneous	Gold	Guano	Gypsum	Miscellaneous
Albay								[a] 1
Batangas							2	[b] 1
Bulacan			1		2	1	4	[c] 3
Camarines Norte	4							
Camarines Sur						1		
Capiz						3		
Cebu					3			
Cotabato					5			
Davao					1			
Iloilo						3		
Leyte					1	1		
Marinduque	11				1			
Masbate	3							
Mindoro								[d] 5

[a] Paint [b] Sulphur [c] Iron [d] Arkose earth

Province	Lodes				Placers			
	Gold	Silver	Iron	Miscellaneous	Gold	Guano	Gypsum	Miscellaneous
Mountain Province:								
Baguio	131							
Bontoc	12							
Nueva Ecija					3			[e] 1
Occidental Negros								[f] 1
Pangasinan					1	20		
Rizal								[g] 4
Sulu				1				[h] 3
Surigao	1							
Tayabas						3		[g] 1
Zambales						1		[j] 2
Totals	162		1	1	17	33	6	22

[e] Talc. [f] Mineral water. [g] Limestone. [h] Manganese. [j] Earth.

The following comparative table shows the number of mining locations made in each province, each year since 1921:

Province	1921	1922	1923	1924	1925	1926	1927
Abra	0	0	0	0	0	0	0
Agusan	0	0	1	0	0	0	0
Albay	0	1	0	0	3	0	1
Antique	0	0	0	0	1	0	0
Bataan	4	3	0	2	1	43	0
Batangas	0	7	18	17	25	20	3
Batanes	0	0	0	0	0	0	0
Bohol	0	0	14	2	5	2	0
Bukidnon	0	0	0	0	0	0	0
Bulacan	11	6	10	8	4	3	11
Cagayan	3	1	5	0	0	0	0
Camarines Norte	2	80	19	5	4	4	4
Camarines Sur	0	0	0	4	5	0	1
Capiz	0	0	3	2	6	0	3
Cavite	0	0	0	0	0	0	0
Cebu	0	0	19	10	10	1	3
Cotabato	0	0	1	0	5	0	5
Davao	0	0	0	0	0	0	1
Ilocos Norte	9	7	2	0	1	1	0
Ilocos Sur	0	0	0	0	0	0	0
Iloilo	0	0	33	9	1	6	3
Isabela	0	0	0	0	0	0	0
Laguna	0	0	0	0	0	0	0
Lanao	0	0	5	0	0	0	0
La Union	0	1	5	0	0	0	0
Leyte	1	5	47	1	9	4	2
Marinduque	0	3	13	12	0	0	12
Masbate	12	3	15	14	42	12	3
Mindoro	0	1	8	7	8	6	5
Misamis	0	0	5	5	0	0	0
Mountain Province	67	110	48	58	75	111	143
Nueva Ecija	1	0	0	1	0	0	4
Nueva Vizcaya	0	0	0	0	0	0	0
Occidental Negros	0	0	2	0	1	4	1
Oriental Negros	0	0	1	0	0	0	0
Palawan	0	0	0	0	0	0	0
Pampanga	0	0	0	0	0	0	0
Pangasinan	36	11	15	18	9	19	21
Rizal	3	0	0	2	1	0	4
Romblon	0	0	0	0	1	1	0
Samar	2	0	3	1	1	0	0
Sorsogon	0	0	0	0	0	0	0
Sulu	0	0	0	0	0	0	4
Surigao	0	18	1	0	2	0	1
Tarlac	0	0	0	3	0	0	0
Tayabas	4	4	4	4	3	1	4
Zambales	1	17	24	2	4	2	3
Zamboanga	1	17	6	0	0	0	0
Totals:	157	295	327	187	227	240	242

The number of locations made each year since the promulgation of the Act of Congress of July 1, 1902, is shown by the following table:

Year	Number of locations	
1902	146	146
1903	299	
1904	244	
1905	247	
1906	321	
1907	584	
Total (1903–1907)		1,695
1908	869	
1909	1,013	
1910	1,224	
1911	1,075	
1912	723	
Total (1908–1912)		4,904
1913	1,052	
1914	725	
1915	682	
1916	624	
1917	606	
Total (1913–1917)		3,689
1918	391	
1919	451	
1920	465	
1921	157	
1922	295	
Total (1918–1922)		1,759
1923	327	
1924	187	
1925	227	
1926	240	
1927	242	
Total (1923–1927)		1,223
Grand total		13,416

The actual number of locations actually held and developed is less than the total of 13,416 for the reason that most locations are either abandoned or allowed to lapse by failure on the part of the holders to perform the required amount of annual labor or annual assessment work on the claims. In many instances, also, the same piece of land is located and relocated by the same or different persons.

Lode Patents (*Act of Congress of July 1, 1902*).

On December 31, 1926, the following lode patent applications were pending:

Application number	Applicant	Area in hectares
151	Ukab Mining Company	9.0000
152	do	9.0000
153	do	9.0000
155	do	9.0000
156	Benguet Consolidated Mining	9.0000
157	do	9.0000

The adverse claim reported in the 1926 annual report as having been filed by Mr. A. I. Reynolds against patent applications Nos. 151, 152, 153, and 155 of the Ukab Mining Company, was finally amicably settled in court in 1927, and upon receipt of the corresponding order of the Court of First Instance of Baguio, the necessary patents may be issued.

No patent has as yet been issued on Application No. 141 of William A. Ebert as up to date he has not yet paid the balance due to the Bureau of Lands for survey charges and price of the mineral lands. A personal demand for the payment of the amount due was made by a representative of this Office, but the applicant stated that he did not have cash to pay the said amount. Should he still fail to pay the amount in arrears upon the next demand, his patent application will have to be canceled.

The investigation made of the "Tejon" and the "Manchester" mineral claims showed that the said mineral claims were based on two distinct and different lodes. The following patents were, therefore, granted on the said two mineral claims:

Application No.	Patent No.	Patentee	Name of claim	Date
156	116	The Benguet Consolidated Mining Co	"Tejon"	October 12, 1927.
157	117	do	"Manchester"	Do.

The following table shows the number and the area of the lode claims patented each year since 1921:

Year	Number of patents	Area in hectares
1921	3	16.4125
1922	9	65.3691
1923	2	9.2909
1924	2	18.0000
1925	3	27.0000
1926	1	6.0000
1927	2	18.0000
Totals	22	160.0725

The total number and area of lode claims patented each year from July 1, 1902, to December 31, 1927, are shown in the following table:

Year	Number of patents		Area in hectares	
1908	5		36.3020	
1909	32		264.5927	
1910	15		127.1274	
1911	1		5.0447	
1912	2		17.6558	
Totals (1908–1912)		55		450.7226
1913	9		70.7067	
1914	....		....	
1915	....		....	
1916	7		61.1829	
1917	2		4.4670	
Totals (1913–1917)		18		136.3566
1918	2		18.0000	
1919	9		54.5652	
1920	11		81.2551	
1921	3		16.4125	
1922	9		65.3691	
Totals (1918–1922)		34		235.6019
1923	2		9.2909	
1924	2		18.0000	
1925	3		27.0000	
1926	1		6.0000	
1927	2		18.0000	
Totals (1923–1927)		10		78.2909
Grand totals (1908–1927)		117		900.9720

On December 31, 1927, the following lode patent applications are pending action for reasons already stated in the preceding paragraphs:

Application No.	Applicant	Area in hectares
151	Ukab Mining Company	9.0000
152	.....do	9.0000
153	.....do	9.0000
155	.....do	9.0000

Placer Patents (*Act of Congress of July 1, 1902*).

No placer patent was issued during the year 1927 as no new placer patent application was received.

The total number and area of placer claims patented each year from July 1, 1902, to December 31, 1927, is shown in the following table:

Year	Number of patents		Area in hectares	
1908	1		5.5887	
1909	6		40.0960	
1910	....		....	
1911	1		6.9138	
1912	2		50.3156	
Totals (1908–1912)		10		102.9141
1913	2		56.4430	
1914	2		25.0255	
1915	....		....	
1916	....		....	
1917	....		....	
Totals (1913–1917)		4		81.4685
1918	....		....	
1919	....		....	
1920	....		....	
1921	....		....	
1922	....		....	
Totals (1918–1922)		....		....
1923	4		192.0000	
1924	....		....	
1925	....		....	
1926	....		....	
1927	....		....	
Totals (1923–1927)		4		192.0000
Grand totals (1908–1927)		18		376.3826

Coal Patents (Act 1128 of April 28, 1904).

No coal patents have been issued under Act No. 1128 ever since this Act was repealed by Act No. 2719 of May 14, 1917. Instead of coal patents, coal leases and coal revocable permits are being issued under the said Act No. 2719. There had been issued in all eleven (11) coal patents under Act No. 1128, three (3) of which reverted to the Government in 1913, leaving a total number of eight (8) coal patents covering an area of 338 hectares.

Coal Revocable Permits (Act 2719 of May 14, 1917).

On December 31, 1926, the following coal revocable permit applications were pending action:

Application No.	Applicant
180	National Coal Company
181	Do.
189	Fernando Faelnar
193	Isaac G. Esplana

The National Coal Company has been requested to inform this Office if they are still interested in their coal revocable permit applications Nos. 180 and 181, but up to the close of the year nothing was heard from them regarding the matter. Should they be found no longer interested in the said two applications the same will be cancelled.

Coal revocable permit application No. 189 of Fernando Faelnar has already been investigated on the ground. It was found out that the coal land applied for is covered by "manglares" and the area thereof is too small and not fitted for coal mining purposes. The application, therefore, will be rejected.

During the year, the following coal revocable permit applications were received:

Application No.	Applicant
198	Tecla Laput
199	Cecilio Toledo
200	Rosario Osmeña
201	Constancia G. Toledo

During the year only one (1) coal revocable permit was granted, as follows:

Application No. 198; Permit No. 101; Permittee, Tecla Laput; Area, 4 hectares; Location, Naga, Cebu.

During the same period, the following permit was cancelled for abandonment on the part of the permittee:

Permit No. 27; Applicant, Monico Adlawan; Area in hectare, 4; Location, Toledo, Cebu.

Coal revocable permit No. 48, originally granted to Ambrosio Natad was assigned to Bernabe Lebumfacil with the approval of the Secretary of Agriculture and Natural Resources on June 4, 1927.

At the close of the year 1927, the following coal revocable permit applications were pending action:

Application number	Applicant	Status
180	National Coal Co.	Pending issuance of permit.
181	....do.	Do.
189	Fernando Faelnar	Pending rejection.
193	Isaac G. Esplana	Under investigation.
199	Cecilio Toledo	Do.
200	Rosario Osmeña	Do.
201	Constancio G. Toledo	Do.

The following tables show the number and the area of the coal revocable permits applied for and granted each year since the enactment of Act No. 2719 on May 14, 1927:

Year	Applications			
	Received		Cancelled	
	Number	Area in hectare	Number	Area in hectare
1917	1	4.0000	....	....
1918	39	1,344.8000	5	20.0000
1919	51	195.2771	10	37.4400
1920	36	142.1531	1	4.0000
1921	10	40.0000	2	8.0000
1922	8	1,227.0000	38	146.0100
1923	37	583.0000	....	....
1924	6	24.0000	22	88.0000
1925	8	30.2300	11	44.0000
1926	1	1.4891	3	406.0000
1927	4	16.0000	....	....
Totals	201	3,607.9693	92	753.4500

Year	Revocable permits			
	Issued		Cancelled	
	Number	Area in hectare	Number	Area in hectare
1917	....	....	....	....
1918	12	1,240.2000	....	....
1919	23	67.4900	3	12.0000
1920	27	107.9371	5	18.0000
1921	19	75.1531	5	20.0000
1922	4	1,211.0000	3	11.9375
1923	....	....	7	24.0405
1924	3	12.0000	4	14.0000
1925	10	35.0000	12	1,244.0510
1926	3	7.7391	4	16.0306
1927	1	4.0000	1	4.0000
Totals	102	2,780.5193	44	1,364.0596

The following shows the status of all coal revocable permit applications since the enactment of Act No. 2719 in 1917 to December 31, 1927:

Total number of applications received		201
Number of applications cancelled	92	
Number of applications approved	102	
Total number of applications acted upon		194
Total number of applications pending on December 31, 1927		7

Total area in hectares covered by applications received		3,607.9693
Area in hectares covered by applications cancelled	753.4500	
Area in hectares covered by applications approved	2,780.5193	
Total area in hectares covered by applications acted upon		3,533.9693
Total area in hectares covered by applications pending on December 31, 1927		74.0000

Coal Leases (*Act No. 2719 of May 14, 1927*).

On December 31, 1926, the following coal lease application was pending action:

Application No. 32; Applicant, National Coal Company; Area in hectare, 49.0000.

This lease application was filed covering the same coal land applied for by the National Coal Company under coal revocable permit No. 180. The company has been requested to advise this Office if they are still interested in the said application, but so far nothing has been heard from them. Should they continue to ignore this request, the application will be cancelled for lack of interest.

During the year, the following new coal lease application was received:

Application No. 37; Applicant, Tomas Enriquez; Area in hectare, 400.

The applicant was requested to make deposit for the survey of the coal land applied for, and for the publication of the notice.

No new coal lease was granted during 1927.

Coal-lease No. 5 covering an area of 400 hectares originally granted on July 1, 1927, to D. M. Carman, and later on transferred by him to the Danao Coal Mining Company, was cancelled and forfeited by the Secretary of Agriculture and Natural Resources on November 1, 1927, in view of the assignment of the said lease in favor of the Danao Coal Mining Syndicate, Ltd., without prior authority of the Department, and also in view of the failure of the lessee to pay the amount of rentals due on the lease, amounting to ₱4,000, corresponding to the period from July 1, 1926, to June 30, 1928.

The matter of causing the vacation of the coal land covered by coal lease No. 5 and of collecting from the lessee the amount of rentals due the Government was referred to our district land officer, Cebu, Cebu, but up to the close of the year no report had been submitted.

On December 31, 1927, the following coal lease applications were pending action:

Application number	Applicant	Area in hectare
32	National Coal Co.	49.0000
37	Tomas Enriquez.	400.0000

The following table shows the number and the area of coal leases applied for and granted in each year, since the enactment of Act No. 2719 in 1927:

Year	Applications			
	Received		Cancelled	
	Number	Area in hectares	Number	Area in hectares
1917	3	1,920.0000	1	400.0000
1918	13	4,239.7437	2	268.6200
1919	1	64.0000	2	1,250.0000
1920	7	3,924.6276	5	1,664.0000
1921	3	1,200.0000	......	......
1922	3	1,307.0000	3	1,134.0000
1923	4	1,300.0000	7	2,380.2450
1924	2	785.1406	......	......
1925	......	......	4	1,764.0000
1926	......	......	......	......
1927	1	400.0000	......	......
Totals	37	15,140.5119	24	8,860.8650

Year	Leases			
	Issued		Cancelled	
	Number	Area in hectares	Number	Area in hectares
1917	......	......	......	......
1918	2	1,520.0000	......	......
1919	......	......	......	......
1920	2	1,006.8787	......	......
1921	2	800.0000	......	......
1922	1	924.6276	......	......
1923	......	......	......	......
1924	......	......	1	1,120.0000
1925	......	......	......	......
1926	4	1,579.1406	1	400.0000
1927	......	......	1	400.0000
Totals	11	5,830.6469	3	1,920.0000

The following statement shows the status of coal lease applications at the close of the year 1927:

Total number of applications received		37
Number of applications cancelled	24	
Number of applications approved	11	
Total number of applications acted upon		35
Total number of applications pending on December 31, 1927		2
Total area in hectares covered by applications received		15,140.5119
Area in hectares covered by applications cancelled	8,860.8650	
Area in hectares covered by applications approved	5,830.6469	
Total area in hectares covered by applications acted upon		14,691.5119
Total area in hectares covered by applications pending on December 31, 1927		449.0000

	Number	Area in hectares
Coal leases granted up to December 31, 1927	11	5,830.6469
Coal leases cancelled up to December 31, 1927	3	1,920.0000
Coal leases existing up to December 31, 1927	8	3,910.6469

Geological Exploration Leases (Act No. 2932 of September 2, 1920).

Due to the failure of former holders of geological exploration, and petroleum drilling leases to tap oil of commercial value from the test holes and wells driven especially from those bored by the Richmond Petroleum Company in the Bondoc Peninsula, prospective explorers for petroleum have been discouraged, and as a result, during 1927, no new application for geological exploration, or for petroleum drilling, leases was received by this Office; and even by the close of last year, all geological exploration leases granted had already expired or had been cancelled at the request of the applicants.

The following tables show the number and the area of geological exploration leases applied for, granted, and cancelled since the effectivity of the Petroleum Land Law, Act No. 2932, on September 2, 1920:

Year	Applications			
	Received		Cancelled	
	Number	Area in hectares	Number	Area in hectares
1920	....	....	....	....
1921	....	....	....	....
1922	14	246,200	5	91,200
1923	1	3,600	1	48,000
1924	2	8,900	....	....
1925	....	....	....	....
1926	....	....	....	....
1927	....	....	....	....
Totals	17	258,700	6	139,200

Year	Exploration leases			
	Granted		Cancelled	
	Number	Ares in hectares	Number	Area in hectares
1920	....	....	....	....
1921	....	....	....	....
1922	8	107,000	2	12,000
1923	1	3,600	1	10,800
1924	2	8,900	2	21,600
1925	....	....	4	39,100
1926	....	....	2	36,000
1927	....	....	....	....
Totals	11	119,500	11	119,500

It may be seen from the foregoing tables that by December 31, 1927, no geological exploration lease application was left pending action.

Petroleum Drilling Leases (*Act No. 2932 of August 31, 1920*).

As stated above no new petroleum drilling lease applications were filed during 1927, nor any new leases granted during the same period. Even by the close of last year all drilling leases granted had already been cancelled.

On petroleum drilling lease No. 24 granted to the Visayan Petroleum Company of Cebu which expired on November 26, 1926, there is still pending collection by the Collector of Internal Revenue the amount of ₱8,000 due the Government for rentals called for by the terms and conditions of the contract of lease.

The matter of the collection of the above-mentioned amount had already been referred to the Attorney-General, and at the close of the year, it was already in the hands of the provincial fiscal of Cebu, Cebu.

The following tables show the number and the area of the petroleum drilling leases applied for, granted, and cancelled, each year since the passage of Act No. 2932 in 1920.

Year	Applications			
	Received		Cancelled	
	Number	Area in hectares	Number	Area in hectares
1920	3	3,587.8100		
1921	37	30,012.5751		
1922	29	31,658.0000	4	4,460.0000
1923	13	14,356.0000	17	12,753.0000
1924				
1925				
1926				
1927				
Totals	82	79,614.3851	21	17,213.0000

Year	Drilling leases			
	Granted		Cancelled	
	Number	Area in hectares	Number	Area in hectares
	3	3,587.8100		
1921	21	17,577.5751		
1922	21	22,558.0000	7	6,304.0000
1925	11	12,700.0000	17	18,278.0000
1924	5	5,978.0000	32	35,835.3851
1925				
1926			5	1,984.0000
1927				
Totals	64	62,401.3851	61	62,401.3851

Mining Concession (*Royal Decree of May 14, 1867*).

Prior to the enactment of the Act of Congress of July 1, 1902, mineral lands were granted through mining concessions or pertenencias under the provisions of the Royal Decree of May 14, 1867, of the Spanish Government.

The mineral lands granted under the said decree aggregate a total area of 19,986.8679 hectares, consisting of 481 concessions of 3,963.8930 hectares of the first class, 109 concessions of 1,094.8134 hectares of the second class, and 1,615 concessions of 14,928.8134 hectares of the third class.

The lands under the first-class concessions were those mineral lands for which valid perfected concessions had been granted prior to April 11, 1899. These concessions are subject to the conditions set forth in the grants and should be held and worked in conformity with the regulations in force at the time of the issuance of the grant.

Concessions of the second and third classes reverted to the public domain after the enactment of the Act of Congress of July 1, 1902, as these concessions had not been perfected prior to April 11, 1899.

INVESTIGATION OF CONFLICTS AND INSPECTION OF MINING CLAIMS

Conflicts.

The following cases were investigated and disposed of during the year:

Ilocos Norte.—The conflict between Clemente Ruiz and the district engineer of Ilocos Norte over "Ruiz" placer claim, a quarry of building stone located in Vintar, Ilocos Norte. Decided in favor of the locator, Clemente Ruiz.

The conflict between Alfonzo Albornoz and the Nagpapalcan Non-Christian Reservation over a placer claim of pure clay (kaolin) located in Piddig was already reported, but no final decision has as yet been rendered on the case.

Mountain Province.—The controversy between E. Schneider and Carimpal (Igorrot) on one side and Apidos, Parang Docayag, etc. on the other, over certain mineral claims "Bottom," "Hill," and "River" located in the barrio of Becael, Trinidad, Benguet, was investigated and amicably settled on the ground.

Conflicts among mineral claims "Andrew" of John Gillies *vs.* "Hope" of C. F. Starkey; and "Dagong Cabo" of the former, and "Tellerium" of the latter, were also investigated and amicably settled on the ground.

Inspection.

As already stated above only a few mining claims had been inspected for assessment work during the year 1927, due to lack of personnel and limited labor allotment. It is gratifying to state, however, that miners in every case investigated welcomed this phase of the work which was inaugurated in 1926. The following claims were inspected during 1927 to verify the performance of annual assessment work, and compliance with law regarding the placing of posts:

Dapong
Tellurium
Benalian
Blue Jay
Batavil Fraction
Capot
Limit Fraction
Canary Bird

The activities of the following mining companies were also inspected and reported during 1927:

Benguet Consolidated Mining Company
Narba Mining Company
Balatoc Mining Company

The transmission line of electric power from Antamok to the Balatoc mines was also inspected during 1927.

From the results of the general and particular investigations made in the Benguet and Suyoc–Mankayan regions, the impression is that the mining industry in the said regions is fairly progressing and gaining impetus from year to year. The ore values are carried down, or even get richer as the lodge goes deeper.

Under the present conditions, however, the cost of power is comparatively high, and only the richest ores could be worked to advantage. With the introduction of cheaper power, which, according to reports, will soon be an accomplishment, lodes carrying ores of comparatively lower values, may then be worked out to a greater profit, and the production of gold in this district will be increased.

Recording of Instruments Pertaining to Mining Claims.

As in previous years the functions of mining recorders were performed in most cases by secretaries of the provinces where mining claims were located. It was noticed that some mining recorders, as those of Baguio and Bontoc, were charging a fee of only ₱2 for each declaration of location and the affidavit attached thereto. In accordance with the opinion of the Attorney-General dated August 7, 1907, a fee of ₱2 should be paid for the recording of each declaration of location and another fee of ₱2 for recording the affidavit accompanying the declaration of location. Accordingly, the mining recorders of Baguio and Bontoc were instructed to charge ₱4 for recording the declaration of location and the affidavit accompanying it.

During 1927, the 49 mining registries comprising the 48 provinces of the Archipelago received for record and registration 648 instruments pertaining to mining claims as against 611 recorded in 1926.

The following table shows the classification and the number of instruments recorded during 1927:

Provinces	Declaration of location		Abandonment	Transfer	Affidavit of annual assessment work	Power of attorney	Lease	Sale	Miscellaneous	Total
	Lode	Placer								
Abra										
Agusan										
Albay		1			2					3
Antique										
Bataan										
Batangas		3								3
Batanes										
Bohol										
Bukidnon										
Bulacan	1	10			2				4	17
Cagayan					4					4
Camarines Norte	4				13		1			18
Camarines Sur		1	1							2
Capiz		3			2					5
Cavite										
Cebu		3			6					9
Cotabato		5			26	2				33
Davao		1								1
Ilocos Norte					1					1
Ilocos Sur										
Iloilo		3								3
Isabela										
Laguna										
Lanao										
La Union					5					5
Leyte		2								2
Marinduque	11	1								12
Masbate	3									3
Mindoro		5			1					6
Misamis										
Mountain Province:										
Baguio	131		2	16	210	9	4	2	15	389
Bontoc	12		1	4	32		2	2		53
Nueva Ecija		4								4
Nueva Vizcaya										
Occidental Negros		1			1					2
Oriental Negros										
Palawan										
Pampanga										
Pangasinan		21			3					24
Rizal		4			1					5
Romblon										
Samar										
Sorsogon										
Sulu	1	3								4
Surigao	1				23					24
Tarlac										
Tayabas		4			9					13
Zambales		3								3
Zamboanga										
Totals	164	78	4	20	341	11	7	4	19	648

The following table shows the aggregate transactions of all mining registries of the Archipelago from 1902 to 1927, inclusive, on declarations of location, abandonments, transfers and affidavits of annual assessment work:

Province	Declaration of			Transfer of claims	Affidavit of annual assessment work
	Location		Abandonment		
	Lode	Placer			
Abra	....	....	....	....	....
Agusan	....	414	....	75	132
Albay	6	102	....	1	106
Antique	197	2	....	4	32
Bataan	43	22	....	....	....
Batangas	31	114	3	9	7
Batanes	....	....	....	....	....
Bohol	....	24	....	....	11
Bukidnon	....	12	....	....	....
Bulacan	164	174	....	1	179
Cagayan	25	16	....	4	48
Camarines Norte	911	477	6	15	1,261
Camarines Sur	....	10	1	....	....
Capiz	....	47	....	....	5
Cavite	....	1	....	....	1
Cebu	19	79	....	2	89
Cotabato	....	468	....	....	47
Davao	....	1	....	....	....
Ilocos Norte	238	5	....	38	78
Ilocos Sur	....	....	....	....	....
Iloilo	13	146	3	23	107
Isabela	....	....	....	....	....
Laguna	2	26	....	....	....
Lanao	16	65	....	....	....
La Union	....	39	....	....	11
Leyte	12	157	....	....	18
Marinduque	37	3	....	....	54
Masbate	1,096	517	19	10	1,146
Mindoro	19	36	....	1	140
Misamis	59	99	....	....	....
Mountain Province	3,029	129	30	706	5,002
Nueva Ecija	....	342	....	7	159
Nueva Vizcaya	....	....	....	....	....
Occidental Negros	....	54	....	....	1
Oriental Negros	....	....	....	....	....
Palawan	....	3	....	....	....
Pampanga	....	....	....	....	....
Pangasinan	237	402	....	16	168
Rizal	1	219	....	1	2
Romblon	....	5	....	....	....
Samar	3	2	....	....	....
Sorsogon	....	3	....	....	....
Sulu	1	....	....	....	....
Surigao	59	585	....	....	28
Tarlac	3	10	10	....	13
Tayabas	167	2,071	1,800	5	624
Zambales	125	31	1	3	117
Zamboanga	27	6	....	....	....
Totals	6,540	6,918	1,873	921	9,586

Mining Enterprises.

The following are the mining corporations organized during 1927 in accordance with the Corporation Law, Act No. 1459:

Name	Central office	Capital stock	Stock subscribed	Stock paid
San Jose Placer Gold Mining, Inc	Manila	₱45,000	₱9,000	₱2,350
Visayan Coal Co	Cebu, Cebu	50,000	15,000	7,500
Philippine Mines, Inc	Manila	200,000	80,000	20,000
Guimaras Lime Co	Iloilo, Iloilo	30,000	30,000	30,000
Bulacan Iron Mining, Inc	Manila	20,000	4,000	1,000
Totals		345,000	138,000	60,850

SURVEYS

ISOLATED LAND SURVEYS

Surveys Ordered to Public Land Surveyors.

Requests for isolated land surveys are received from many sources. In general, when the applicants are private individuals or associations who desire to have their lands surveyed for land registration or other purposes, they are referred to private land surveyors, but in many cases, the survey has to be undertaken by this Bureau.

The number of the different surveys on hand in the field at the beginning and at the end of the year 1927, including those ordered and those completed during the year are summarized as follows:

Survey of	On hand, January, 1927	Ordered during 1927	Completed during 1927	Cancelled during 1927	On hand, December 31, 1927
Private lands	138	81	98	3	118
Public lands	2,854	1,092	1,954	3	1,989
Miscellaneous lands	356	512	455	7	406
Totals	3,348	1,685	2,507	13	2,513

At the beginning of the year 1926, there were pending 6,444 surveys, and during said year, 2,863 surveys were cancelled for various reasons, which, added to the 1,997 surveys completed during the year, made possible the reduction in the number of surveys from 6,444 on January 1, to 3,348 on December 31, 1926.

During the year 1927, 2,507 surveys were completed, which shows an increase of 510 surveys completed over the number completed in 1926. However, because of the fact that during 1927, 1,685 new surveys were ordered, we find that the resultant reduction in the number of surveys completed during 1927 is 835, which is a better showing than that of the year 1926, when after deducting the number of cancelled surveys, the resultant reduction was only 233 surveys.

On January 1, 1927, there were 3,348 surveys pending, which number, on December 31, 1927, was reduced to 2,513 surveys.

Considering the fact that during the year 1927, 2,507 surveys were completed, to which if the 13 cancelled surveys are added, a total is obtained of 2,520 surveys disposed of, we have undoubtedly reached now a condition wherein our output is greater than the new works coming in, and also where the output is equal—in fact—slightly greater than the amount of pending work.

Comparatively, the years 1926 and 1927 stand as follows in this matter:

Year	On hand, January 1	Completed during the year	On hand, December 31	Resultant reduction during year
1926	6,444	1,997	3,348	3,096
1927	3,348	2,507	2,513	835

from which it will be seen that during the year 1927, considerable porgress was made to reduce the amount of pending work, which corroborates the statement made in the annual report for 1926, to the effect that "the year 1927 will witness an approach to normal conditions wherein undue delays in survey work will be practically eliminated."

The public land surveys constitute most of the isolated land survey work of this Bureau. For a proper appreciation of the facts, the data in the following table is expressed in percentage ratios, based upon the total number of surveys on hand, on January 1, 1927:

Surveys of	On hand, January, 1927	Ordered during 1927	Completed during 1927	Cancelled during 1927	On hand, December 31, 1927
	Per cent	*Per cent*	*Per cent*	*Per cent*	*Per cent*
Private lands	4.1	2.4	2.8	.1	3.6
Public lands	85.2	32.7	58.0	.1	59.8
Miscellaneous lands	10.7	15.4	13.6	.2	12.3
Total for 1927	100.0	50.5	74.4	.4	75.7
Total for 1926	100.0	27.4	31.0	44.4	52.0
Difference	000.0	23.1	43.4	44.0	23.7

These percentage ratios show that the amount of work accomplished during 1927 was 74.4 per cent of the total pending at the beginning of the year. This compares favorably with the 31 per cent of the amount of work pending at the beginning of the year 1926, which was accomplished during that year. The differences between the percentages for the years 1926 and 1927 are self-explanatory.

The Various Steps That Survey Returns Undergo in the Central Office.

Upon receipt in the Manila office of all returns of isolated land surveys from the field, whether such surveys are executed by public land surveyors, private land surveyors or by deputy public land surveyors, the survey returns are first entered and recorded in the Section of Survey Information, thence the surveys are forwarded to the Section of Cadastral Survey Maps, to be reduced or enlarged, as the case may be, to a scale of 1:4,000 by pantograph, and sketched upon the cadastral map sheets; thence to the Section of Isolated Survey Computations for all the operations necessary to determine the bearings and lengths of the boundary lines, and the areas of each lot, its tie line, etc.; thence to the Section of Isolated Survey Plans for the preparation of plans, tracings, etc.; after which the plans are forwarded to the Section of Cadastral Survey Maps, for final platting on the cadastral map sheets, to definitely locate their position on the maps.

After final platting, the plans are forwarded to the Director of Lands for approval and signature, and thereafter to the Section of Survey Information for delivery, closing of accounts, file, etc.

Survey Returns Received in Manila.

The number of surveys received during the year 1927, is given in the following table:

Kinds of survey	By private land surveyors	By public land surveyors	Total
Private lands	4,787	98	4,885
Public lands	....	1,953	1,953
Miscellaneous lands	....	455	455
Totals	4,787	2,506	7,293

The survey work on private lands, undertaken by public land surveyors is small, compared with that executed by private land surveyors, as shown by the preceding data. Expressed in relative terms, the work of both groups of land surveyors is:

Surveyed by	Number of surveys	Percentage
		Per cent
Public land surveyors	98	2.0
Private land surveyors	4,787	98.0
Totals	4,885	100.0

The comparatively small number of private land surveys undertaken by public land surveyors is due to the policy of not undertaking private land surveys, whenever there are private land surveyors willing to execute the survey.

Compared with the year 1926, the relative amount of work on private land surveys undertaken by both groups of surveyors is as follows:

	Year 1926	Year 1927
Public land surveyors	2.9	2.0
Private land surveyors	97.1	98.0
Total	100.0	100.0

The foregoing percentages show that private land surveyors are getting a larger share than before, of the isolated surveys of private land claims which in previous years were undertaken by public land surveyors.

Sketching on Cadastral Map Sheets.

Arranged according to the general grouping of surveys into public land, private land, and miscellaneous surveys, the number of surveys sketched on cadastral map sheets during the years 1925, 1926 and 1927, are as follows:

Surveys	Year 1925		Year 1926		Year 1927	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
Public lands	1,144	1,144	1,289	1,289	990	990
Private lands	[a] 4,037	7,229	5,441	11,095	4,357	8,542
Private lands	[b] 152	152	202	202	204	204
Miscellaneous	49	49	33	33	26	26
Totals	5,382	8,574	6,965	12,619	5,577	9,762

[a] Surveyed by private land surveyors. [b] Surveyed by public land surveyors.

The work accomplished during the year 1927 is smaller than that accomplished during the previous year 1926, as shown by the preceding data. The decrease represents a reduction of 19.8 per cent in the number of surveys, and of 22.6 per cent in the number of parcels, or in general, a relative decrease of 21.2 per cent against the year 1927, as compared with the year 1926.

Computations on Isolated Land Surveys.

The total of all isolated land surveys on which computation work has been performed during the year is:

Land surveys	On hand, January 1, 1927		Received during 1927		Completed during 1927		On hand, December 31, 1927	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
Isolated [a]	4,442	12,022	6,591	14,528	5,045	15,614	5,988	10,936
Isolated [b]	296	1,657	2,232	7,928	2,172	8,011	356	1,574
Totals	4,738	13,679	8,823	22,456	7,217	23,625	6,344	12,510

[a] Surveys not within cadastral projects. [b] Surveys within cadastral projects.

For a readier understanding of conditions, the preceding data, classified into appropriate groups, are as follows:

SURVEYS NOT WITHIN CADASTRAL PROJECTS

Land surveys	On hand, January 1, 1927		Received during 1927		Completed during 1927		On hand, December 31, 1927	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
Private lands [a]	3,460	10,261	4,918	12,868	3,815	14,198	4,563	8,931
Do [b]	78	252	98	351	159	540	17	63
Public lands	798	901	1,142	1,240	658	758	1,282	1,383
Miscellaneous	106	608	433	69	413	118	126	559
Totals	4,442	12,022	6,591	14,528	5,045	15,614	5,988	10,936

[a] Surveyed by private land surveyors. [b] Surveyed by public land surveyors.

SURVEYED WITHIN CADASTRAL PROJECTS

Land surveys	On hand, January 1, 1927		Received during 1927		Completed during 1927		On hand, December 31, 1927	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
Private lands [a]	112	1,120	827	4,305	849	4,445	90	980
Do [b]	8	20	30	38	33	45	5	13
Public lands	89	103	905	1,069	832	992	162	180
Miscellaneous	87	414	470	2,516	458	2,529	99	401
Totals	296	1,657	2,232	7,928	2,172	8,011	356	1,574

[a] Surveyed by private land surveyors. [b] Surveyed by public land surveyors.

The total of all surveys, outside and within cadastral projects, is:

Class of surveys	On hand, January 1, 1927		Received during 1927		Completed during 1927		On hand, December 31, 1927	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
Private lands [a]	3,572	11,381	5,745	17,173	4,664	18,643	4,653	9,911
Do [b]	86	272	128	389	192	585	22	76
Public lands	887	1,004	2,047	2,309	1,490	1,750	1,444	1,563
Miscellaneous	193	1,022	903	2,585	871	2,647	225	960
Totals	4,738	13,679	8,823	22,456	7,217	23,625	6,344	12,510

[a] Surveyed by private land surveyors. [b] Surveyed by public land surveyors.

Preparation of Plans.

After all computation work has been completed, the survey returns are forwarded to the Section of Isolated Survey Plans. The work accomplished by this section during the year has been as follows:

Land surveys	On hand, January 1, 1927		Received during 1927		Completed during 1927		On hand, December 31, 1927	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
Private lands [a]	439	608	3,311	4,191	2,870	3,643	880	1,156
Do [b]	142	214	1,404	1,563	1,424	1,587	122	190
Public lands	78	78	1,411	1,414	1,307	1,310	182	182
Miscellaneous	96	96	767	896	769	873	94	119
Totals	755	996	6,893	8,064	6,370	7,413	1,278	1,647

[a] Surveyed by private land surveyors. [b] Surveyed by public land surveyors.

Final Platting on Cadastral Map Sheets.

After performance of all computation and drafting work on a survey, the plans are sent to the Section of Cadastral Survey Maps for final platting on the cadastral map sheets. The work accomplished during the year has been as follows:

Land surveys	Year 1925		Year 1926		Year 1927	
	Surveys	Parcels	Surveys	Parcels	Surveys	Parcels
Private lands [a]	4,625	7,918	3,664	6,726	4,048	6,636
Do [b]	199	199	149	149	186	186
Public lands	3,088	3,088	1,064	1,064	930	930
Miscellaneous	614	614	724	724	681	681
Totals	8,526	11,819	5,601	8,663	5,845	8,433

[a] Surveyed by private land surveyors. [b] Surveyed by public land surveyors.

The total number of lots and area, finally completed during the year 1927, is less than that finally completed in 1926, as shown by the following data:

FINALLY COMPLETED DURING 1926

Land surveys	Number surveys	Number parcels	Area in hectares
Private lands [a]	4,379	13,863	65,522.05
Do [b]	152	562	2,642.09
Public lands	1,510	1,882	20,017.53
Miscellaneous	926	2,436	129,553.68
Totals	6,967	18,743	217,735.35

[a] Surveyed by private land surveyors. [b] Surveyed by public land surveyors.

FINALLY COMPLETED DURING 1927

Land surveys	Number surveys	Number parcels	Area in hectares
Private lands [a]	3,585	11,813	47,074.71
Do [b]	168	453	4,621.68
Public lands	1,210	1,502	25,012.97
Miscellaneous	756	1,424	21,314.66
Totals	5,719	15,192	98,024.02

[a] Surveyed by private land surveyors. [b] Surveyed by public land surveyors.

The decrease in the quantity of work finally completed during 1927, as compared with that accomplished in 1926, amounts to 3,551 parcels comprising 119.711 hectares. The decrease represents a reduction of 19.4 per cent in the number of parcels, and of 54 per cent in the area, or an average relative decrease of 36.7 per cent against the year 1927, as compared with the year 1926.

Total Work Finally Completed.

From 1905 to December 31, 1927, the work finally completed on isolated and miscellaneous land surveys, during each year of the period has been as follows:

Years	Number of lots	Area in hectares
1905–1911	49,281	158,600
1908	620	20,770
1909	3,855	40,090
1910	7,487	85,325
1911	7,291	139,977
1912	8,835	262,089
1913	8,924	203,907
1914	10,952	181,514
1915	8,604	144,884
1916	8,926	111,475
1917	7,492	273,327
1918	8,354	88,190
1919	9,366	89,861
1920	9,834	156,545
1921	14,926	127,287
1922	19,309	118,822
1923	12,599	96,872
1924	16,254	81,343
1925	16,796	112,773
1926	18,743	217,735
1927	15,192	92,024

The surveys executed during the years 1905 to 1911 were those of the friar land estates, while those reported from 1908 to 1927, comprise all isolated land surveys, excluding the cadastral surveys.

Labor Expenditures Incurred in 1926 and 1927 for Surveys other than Cadastral.

The following tabulated statement shows the expenditures incurred in activities (excepting cadastral projects) within the 33 land districts into which the Philippine Islands are divided, chargeable to the land district allotments:

Kind	Amount	Per cent	Amount	Per cent
For public lands investigation	₱36,374.40	58	₱52,916.67	66
For public lands surveys	15,957.37	25	15,303.19	19
For court hearings	8,590.28	14	7,233.45	9
For miscellaneous investigations	1,177.07	2	3,601.37	4
For miscellaneous surveys	1,020.32	1	1,114.37	2
Totals	63,119.44	100	80,169.05	100

CADASTRAL LAND SURVEYS

Applications for Cadastral Land Surveys.

(*a*) *Old applications.*—The following 280 municipalities have applied for cadastral surveys prior to the year 1923, but have not been requested as yet to furnish new data for a revised estimate of survey costs:

ABRA—2 municipalities:
Bangued and La Paz.
ALBAY—13 municipalities:
Bato, Calolbon, Jovellar, Malilipot, Libog, Manito, Oas, Pandan, Polangui, Rapu-Rapu, Tiwi, Viga, and Virac.
ANTIQUE—9 municipalities:
Lauaan, Bugasong, Caluya, Culasi, Dao, Pandan, San Remigio, Tibiao, and Valderrama.
BATAAN—1 municipality.
Dinalupihan.
BOHOL—28 municipalities:
Alburquerque, Anda, Antiquera, Baclayon, Balilihan, Batuan, Bilar, Calape, Candijay, Carmen, Corella, Duis; Dimiao, Duero, Garcia-Hernandez, Guindulman, Inabañga, Jagna, Lila, Loay, Loboc, Leon, Mabini, Maribojoc, Panglao, Sicatuna, Tubigon, and Valencia.
BULACAN—17 municipalities:
Angat, Bigaa, Bocaue, Bulacan, Guiguinto, Bustos, Marilao, Meycawayan, Norzagaray, Obando, Polo, Pulilan, Quingua, San Ildefonso, San Jose del Monte, San Rafael, and Santa Maria.

BUKIDNON—1 municipality.

Talakag.

CAMARINES SUR—26 municipalities:

Baao, Bato Buhi, Cambusao, Camaligan, Canaman, Caramoan, Gainza, Goa, Lagonoy, Lupi, Magarao, Tigaon, Milaor, Minalabag, Nabua, Pamplona, Pasacao, Pili, Ragay, Sagnay, San Fernando, San Jose, Sipocot, Siruma, and Tinambac.

CAGAYAN—16 municipalities:

Alcala, Baggao, Buguey, Calayan, Camaliniugan, Claveria, Enrile, Faire, Gattaran, Gonzaga, Lal-loc, Pamplona, Piat, Rizal, Sanchez-Mira, and Solana.

CAPIZ—9 municipalities:

Buruanga, Dumarao, Ibajay, Jamindan, Lezo, Makato, Malinao, Sapian, and Tapas.

CEBU—3 municipalities:

Carcar, Dumanjug, and Toledo.

ILOCOS NORTE—1 municipality:

Dingras.

ILOCOS SUR—4 municipalities:

Narvacan, Santa Cruz, Santa Maria, and Santo Domingo.

ILOILO—7 municipalities:

Balasan, Guinbay, Maasin, Lambunao, San Joaquin, Sara, and Tigbawan.

ISABELA—1 municipality:

Santa Maria.

LAGUNA—2 municipalities:

Nagcarlan and Santa Cruz.

LA UNION—5 municipalities:

Agoo, Bauang, Caba, San Fernando, and San Juan.

LEYTE (Occidental)—19 municipalities:

Albuera, Bato, Cabalian, Hilongos, Hindang, Hinundayan, Hinunangan, Inopacan, Libagon, Liloan, Maasin, Macrohan, Malitbog, Matalom, Merida, Palompon, Pintuyan, Sogod, and Villaba.

LEYTE (Oriental)—15 municipalities:

Abuyog, Babatñgon, Baliran, Barugo, Caibiran, Carigara, Dulag, Kawayan, Leyte, Maripilin, Naval, San Isidro, San Miguel, Tannuan, and Tolosa.

MINDORO—9 municipalities:

Abra de Ilog, Bulalacao, Caluyan, Looc, Lubang, Mamburao, Palawan, Pola, and Sablayan.

MARINDUQUE—1 municipality:

Boac.

MISAMIS—2 municipalities:

Baliangao and Oroquieta.

NEGROS ORIENTAL—4 municipalities:

Dauin, San Juan, Siquijor, and Tolong.

NUEVA ECIJA—3 municipalities:

Aliaga, Licab, and Zaragoza.

PALAWAN—3 municipalities:
Dumaran, Taytay, and Puerto Princesa.

PAMPANGA—2 municipalities:
Minalin and Sexmoan.

PANGASINAN—23 municipalities:
Agno, Aguilar, Alaminos, Alcala, Anda, Balincaguin, Balungao, Bani, Bautista, Bayambang, Binmaley, Bolinao, Burgos, Calasiao, Dasol, Infanta, Labrador, Lingayen, Malasiqui, Manaoag, Mangaldan, San Nicolas, and Tayug.

RIZAL—1 municipality:
Muntinlupa.

ROMBLON—8 municipalities:
Badajos, Cajidiocan, Concepcion, Despujols, Jones, Looc, Odioñgan, and San Fernando.

SAMAR—37 municipalities:
Allen, Almagro, Balangiga, Basey, Bobon, Borongan, Calbayog, Calbiga, Capul, Catarman, Catbalogan, Catubig, Dolores, Gandara, Guiuan, Hernani, Laoang, Lavezares, Llorente, Mendragon, Oquendo, Oras, Palapag, Pambujan, Salcedo, San Antonio, San Julian, Santa Margarita, Santa Rita, Taft, Santo Niño, Sulat, Tarangman, Tinambacan, Villareal, Wright, and Zumarraga.

TARLAC—4 municipalities:
Bamban, Capaz, Santa Ignacia, and Tarlac.

ZAMBALES—3 municipalities:
Masinloc, Palawig, and San Felipe.

At the end of the year 1926, there were 294 municipalities under this group. During the year 1927, as a result of requests made for new data, this number had been reduced to 280 municipalities, which number will be reduced each year as requests are made for new data.

(*b*) *New applications.*—Since 1923, the following new applications have been received and acted upon as indicated herein:

FORWARDED TO THE PROVINCIAL TREASURERS FOR DATA

Municipality	Province	Papers sent on—
1. Cabugao	Ilocos Sur	September 26, 1924.
2. Mambajao	Misamis	January 12, 1925.
3. Pilar	Sorsogon	October 29, 1924.
4. San Fernando	Masbate	December 22, 1925.
5. Manjuyod	Negros Oriental	March 27, 1926.
6. Oton	Iloilo	April 26, 1926.
7. Urbiztondo	Pangasinan	September 22, 1926.
8. Bulan	Sorsogon	April 27, 1927.
9. Alimodian	Iloilo	September 2, 1927.
10. Pinamalayan	Mindoro	September 17, 1927.
11. Angadanan	Isabela	December 3, 1927.

FORWARDED TO THE PROVINCIAL TREASURERS FOR ADOPTION OF THE MODEL RESOLUTIONS BY THE PROVINCIAL BOARDS AND MUNICIPAL COUNCILS

1. San Jose	Mindoro	May 9, 1923.
2. Dumalag	Capiz	May 22, 1923.
3. New Washington	Capiz	May 28, 1923.
4. Aloguinsan	Cebu	July 17, 1923.
5. Pañgil	Laguna	July 21, 1923.
6. M. D. Siasi	Jolo	August 6, 1923.
7. Siniloan	Laguna	December 6, 1923.
8. Nabas	Capiz	February 4, 1924.
9. Dagami	Leyte	February 28, 1924.
10. Malvar	Batangas	April 3, 1924.
11. Calabanga	Camarines Sur	April 14, 1924.
12. Calubian	Leyte	April 25, 1924.
13. Bugallon	Pangasinan	May 10, 1924.
14. Capoocan	Leyte	June 24, 1924.
15. Mandaue	Cebu	June 27, 1924.
16. San Ferrando	Cebu	June 28, 1924.
17. Banga	Capiz	September 8, 1924.
18. Masantol	Pampanga	January 5, 1925.
19. Clarin	Bohol	January 6, 1925.
20. Sierra-Bullones	Bohol	February 5, 1925.
21. Capalonga	Camarines Norte	March 4, 1925.
22. Cortes	Bohol	March 5, 1925.
23. Maragondon	Cavite	March 9, 1925.
24. Santa Cruz	Zambales	March 26, 1925.
25. Subic	Zambales	March 26, 1925.
26. Talibon	Bohol	May 14, 1925.
27. Bantay	Ilocos Sur	June 17, 1925.
28. Paracale	Camarines Norte	July 29, 1925.
29. Daet	Camarines Norte	July 29, 1925.
30. Basud	Camarines Norte	July 29, 1925.
31. Mambulao	Camarines Norte	August 6, 1926.
32. San Vicente	Camarines Norte	August 6, 1925.
33. Indan	Camarines Norte	August 18, 1925.
34. Talisay	Camarines Norte	September 4, 1925.
35. Pastrana	Leyte	November 17, 1925.
36. Cataingan	Masbate	March 3, 1926.
37. Madridejos	Cebu	March 20, 1926.
38. Palo	Leyte	April 9, 1926.
39. Argao	Cebu	August 19, 1926.
40. San Miguel	Iloilo	August 27, 1926.
41. Gigaquit	Surigao	January 7, 1927.
42. Lapog	Ilocos Sur	February 3, 1927.
43. Tuao	Cagayan	February 3, 1927.
44. Cabadbaran	Agusan	April 13, 1927.
45. Mangatarem	Pangasinan	May 12, 1927.
46. Pavia	Iloilo	July 12, 1927.
47. Amulung	Cagayan	August 6, 1927.
48. Altavaz	Capiz	August 25, 1927.
49. Libacao	Capiz	September 6, 1927.
50. Bula	Camarines Sur	October 29, 1927.
51. Silang	Cavite	November 3, 1927.
52. Caloocan	Rizal	November 22, 1927.
53. Malabon	Rizal	November 22, 1927.
54. Navotas	Rizal	November 22, 1927.
55. Pasay	Rizal	November 22, 1927.
56. Boñgabon	Nueva Ecija	December 24, 1927.
57. Baras	Albay	December 24, 1927.
58. Patnoñgon	Antique	December 27, 1927.

FORWARDED TO THE SECRETARY OF AGRICULTURE AND NATURAL RESOURCES FOR AUTORIZATION OF SURVEY BY THE GOVERNOR-GENERAL

Municipality	Province	Date recommended	Parcels	Hectares	Estimated cost
1. Maluso	Zamboanga.	11–21–22	290	2,954	₱9,000
2. Balete	Capiz	1– 2–23	1,054	12,591	38,000
Totals			1,344	15,545	47,000

Projects Authorized by the Governor-General.

The following projects have been authorized, and will be surveyed in due time upon completion of those now in progress:

AUTHORIZED BY THE GOVERNOR-GENERAL PENDING INAUGURATION

Province and municipality	Date authorized	Parcels	Hectares	Estimated cost	Probable time for survey	
					Yrs.	*Mos.*
ALBAY:						
Bacacay	6–29–27	7,184	10,990	₱92,000	2	3
BATAAN:						
Hermosa	6–13–24	1,514	8,959	50,000	0	10
Moron	8–27–23	1,299	963	20,000	0	4
BOHOL:						
Jetafe	6–10–25	2,829	12,000	50,000	1	5
Sevilla	11– 4–25	4,774	4,060	50,000	1	2
Ubay	8–22–25	3,075	20,000	70,000	1	10
BATANGAS:						
Santo Tomas	3–19–24	7,922	7,621	67,000	3	1
BULACAN:						
Calumpit	2– 4–22	3,889	4,342	60,000	1	1
Hagonoy	4–21–26	6,068	10,796	63,000	2	1
Paombong	12– 4–19	2,747	3,429	25,000	0	10
CAGAYAN:						
Ballesteros	10– 2–25	3,442	4,408	40,000	1	0
Iguig	11– 6–18	2,777	3,274	35,000	0	10
Peñablanca	11– 6–18	3,899	9,250	40,000	1	6
CAMARINES SUR:						
Libmanan	3–12–34	4,705	31,000	105,000	2	9
Naga	6–26–24	1,562	4,906	22,000	0	8
Iriga	12–31–26	12,096	12,000	120,000	3	3
CAPIZ:						
Calivo	12– 4–16	4,746	3,885	30,000	1	2
Mambusao	1–20–26	3,006	9,025	41,000	1	4
CAVITE:						
Magallanes	10–12–17	992	5,519	19,000	0	7
CEBU:						
Alegria	2–10–25	4,376	4,668	38,000	1	2
Naga	11–19–25	4,997	5,125	55,000	1	4
Tuburan	4–23–26	5,738	15,439	73,000	2	6
DAVAO:						
Santa Cruz	2–15–24	1,280	24,786	95,000	1	3
ILOCOS NORTE:						
Bacarra	1–15–25	36,815	3,894	230,000	4	9
Burgos	5–25–23	3,294	3,971	30,000	0	11
Sarrat	12– 4–24	18,650	3,234	120,000	2	9
ILOILO:						
Ajuy	6–26–24	1,154	8,287	28,000	0	11
Buenavista	2– 7–24	2,170	15,437	60,000	1	4
Janiuay	8–11–23	4,017	19,024	72,000	2	1
Cabatuan	7–28–26	6,955	8,093	62,000	2	0
ISABELA:						
Cauayan	12–17–24	1,833	9,391	80,000	1	0
Gamu	6–13–24	2,787	4,486	45,000	0	11
Ilagan	7–22–24	5,749	32,838	160,000	3	2
Jones	6–13–24	2,363	5,112	60,000	0	10
Reina Mercedes	7–17–24	1,298	2,083	35,000	0	5
Cabagan	8–23–26	6,062	8,521	75,000	2	2
LAGUNA:						
Paete	1–23–17	3,605	2,059	45,000	0	9
Cabuyao	11– 7–27	3,070	4,352	38,000	......	11
LANAO:						
Iligan	7–27–21	2,000	9,300	50,000	1	0
LEYTE:						
Ormoc	10– 6–26	9,021	39,977	208,000	4	7
Alangalang	10– 6–27	6,645	20,321	121,000	2	9
MISAMIS:						
Initao	10– 4–24	3,768	9,505	62,000	1	6
NEGROS ORIENTAL:						
Guihulñgan	8– 6–18	2,744	13,842	70,000	1	5
Jimalalud	1–18–16	2,191	3,798	20,000	0	9
Maria	12–23–24	3,720	3,855	32,000	1	0
Tayasan	1–18–16	915	2,794	12,000	0	5
Vallehermoso	10–29–26	286	13,056	48,000	0	5
NUEVA ECIJA:						
Jaen	10– 7–27	1,897	9,790	36,000	1	0
Laur	12– 8–27	1,048	18,494	52,000	1	0

AUTHORIZED BY THE GOVERNOR-GENERAL PENDING INAUGURATION—Ctd.

Province and municipality	Date authorized	Parcels	Hectares	Estimated cost	Probable time for survey	
					Yrs.	*Mos.*
PAMPANGA:						
San Simon	1-31-24	3,153	5,425	₱35,000	1	1
Santa Ana	12-18-26	2,198	5,981	28,000	0	11
Macabebe	7- 1-27	....	....	....	......	......
Floridablanca	8-16-27	782	9,806	29,000	0	7
RIZAL:						
Morong	10-18-23	5,062	2,042	36,000	1	0
Pasig	7-30-27	....	....	....	......	......
ROMBLON:						
Romblon	7-30-21	3,063	7,000	36,000	1	2
TAYABAS:						
Alabat	8-11-24	2,353	5,589	37,000	0	11
ZAMBALES:						
Botolan	3- 3-25	3,628	7,090	40,000	1	3
San Marcelino	10-22-24	3,898	10,565	50,000	1	7
ZAMBOANGA:						
Dapitan	12-14-17	4,387	8,500	80,000	1	6
Lubuñgan	12-20-17	2,194	7,500	50,000	1	0
Sindañgan	12-17-17	500	6,000	20,000	0	5
Total	....	248,096	555,457	3,432,000	......	......

New Cadastral Projects Inaugurated.

Upon completion of the field work on a cadastral project, as a general rule, work on another project is at once undertaken. The following new projects were inaugurated during the year:

UNDER ACT NO. 2259 AS AMENDED

Province and municipality	B. L.	Date of—		Approximate	
	Cad. No.	Inauguration	Probable completion	Number of lots	Area
					Hectares
ALBAY:					
Malinao	249	September 1, 1927	September, 1929	6,000	14,000
ANTIQUE:					
Sibalom	247	May 1, 1927	December, 1928	7,500	18,000
BATAAN:					
Bagac	244	September 5, 1927	June, 1928	853	20,000
Orion	241	March 1, 1927	April, 1928	1,568	4,500
Limay	242	March 1, 1927	January, 1928	673	7,700
Mariveles	243	July 28, 1927	May, 1928	312	17,900
CAGAYAN:					
Aparri	250	November 1, 1927	December, 1929	4,000	17,000
CAPIZ:					
Pilar	248	June 1, 1927	April, 1929	2,600	18,000
ILOILO:					
Dingle	246	May 1, 1927	November, 1928	5,000	10,000
TAYABAS:					
Mauban	245	April 15, 1927	January, 1930	10,000	42,000
Unisan	251	November 1, 1927	November, 1930	6,000	11,000

UNDER ACT No. 3240

PAMPANGA:					
Macabebe	Psc-13	September 16, 1927	April 1928	274	182
RIZAL:					
Pasig	Psc-14	November 16, 1927	April, 1928	407	22

UNDER ACT No. 3327

Province and municipality	B. L. Cad. No.	Date of— Inauguration	Date of— Probable completion	Approximate Number of lots	Approximate Area
CAMARINES SUR:					*Hectares*
Iriga	Psc–6	February 1, 1927		4,000	8,000
CEBU:					
Opon	Psc–11	August 1, 1927	December 1, 1928	6,000	4,300
ILOILO:					
Dueñas	Psc–12	September 12, 1927	November, 1928	4,000	9,000
LEYTE:					
Baybay	Psc–5	February 1, 1927	December, 1928	10,000	20,000
Burauen	Psc–9	June 1, 1927			
Jaro	Psc–8	May 1, 1927	August 30, 1929	8,000	18,000
La Paz	Psc–10	June 1, 1927	August 30, 1928	4,000	7,500
TAYABAS:					
Pagbilao	Psc–7	March 1, 1927	June, 1929	7,000	20,000
Total	21			88,187	267,104

From the preceding tabulation it is seen that during the year 1927, the number of projects inaugurated included a total of 88,187 lots comprising an area of 267,104 hectares. The following comparative table shows the amount of work inaugurated during 1927, as compared with the amount of work inaugurated during 1926:

CADASTRAL SURVEYS INAUGURATED

Year	Number of lots	Area
		Hectares
1926	104,773	207,190
1927	88,187	267,104
	—16,586	+59,914

The cadastral projects inaugurated during the year 1927 contained a smaller number of lots than those inaugurated during the year 1926, but the area was considerably larger by 59,914 hectares. Expressing in percentage terms, the decrease in the number of lots amounted to 15.8 per cent while the increase in the area amounted to 28.9 per cent or an increase of 14.4 per cent in the amount of work inaugurated during 1927 over that of the previous year 1926.

Cadastral Projects in Progress.

On December 31, 1927, the following were the projects in progress in the field:

UNDER ACT No. 2259

Province and municipality	B. L. Cad. No.	Approximate Number of lots	Approximate Area	Sketched Number of lots	Sketched Area	Surveyed Number of lots	Surveyed Area
ALBAY:			*Hectares*		*Hectares*		*Hectares*
Guinobatan	201	10,000	23,800	9,670	23,800	8,159	14,961
Ligao	239	7,000	25,000	4,366	13,343	100	150
Malinao	249	6,000	14,000	1,570	3,265	....	......
Tabaco	221	7,517	13,000	7,517	13,000	7,517	13,000
ANTIQUE:							
Sibalom	247	7,500	18,000	6,500	12,000	2,150	3,000

UNDER ACT No. 2259—Continued

Province and municipality	B. L. Cad. No.	Approximate		Sketched		Surveyed	
		Number of lots	Area	Number of lots	Area	Number of lots	Area
BATAAN:			*Hectares*		*Hectares*		*Hectares*
Bagac	244	853	20,000	853	15,266	....	....
Limay	242	673	7,700	673	7,700	673	7,700
Mariveles	243	312	17,900	312	17,900	31	600
Orion	241	1,568	4,500	1,568	4,500	1,400	3,000
BATANGAS:							
Lipa	218	15,800	23,000	15,800	23,000	9,111	8,940
BOHOL:							
Tagbilaran	235	6,000	3,000	6,000	3,000	740	1,725
CAGAYAN:							
Aparri	250	6,000	17,000	900	650	....	....
CAMARINES NORTE:							
Labo	239	2,550	60,000	2,400	11,480	600	1,900
CAPIZ:							
Pilar	248	2,600	18,000	1,500	8,500	....	....
CEBU:							
Barili	219	7,200	12,500	7,251	12,500	250	400
Ilocos Norte:							
Laoag	195	36,000	12,700	35,980	12,700	35,980	12,700
ILOILO:							
Dingle	246	5,000	10,000	3,376	2,710	300	500
ISABELA:							
Echague	210	5,412	28,500	5,300	27,604	5,167	26,540
Santiago	211	12,000	50,000	10,035	35,000	2,504	7,909
LEYTE:							
Tacloban	220	5,000	8,000	5,000	8,000	4,950	7,950
MISAMIS:							
Cagayan	240	16,000	27,000	3,572	13,590	....	....
Misamis	237	4,600	32,000	480	229	....	....
NUEVA ECIJA:							
Cabiao	230	2,390	11,758	2,390	11,758	2,390	11,758
Gapan	225	4,000	10,200	2,928	6,767	2,200	5,914
Peñaranda	226	600	950	591	950	....	....
NUEVA VIZCAYA:							
Bagabag	233	2,750	6,000	2,718	5,804	2,577	5,027
PAMPANGA:							
Arayat	231	3,500	12,000	2,900	10,000	....	....
PANGASINAN:							
San Carlos	232	33,000	15,963	18,625	7,805	6,200	2,850
SORSOGON:							
Juban	223	4,000	14,000	3,448	12,085	876	4,310
SULU:							
Tapul	236	2,761	8,000	2,761	8,000	1,690	3,300
SURIGAO:							
Surigao	234	6,226	30,000	3,451	10,424	1,790	4,652
TAYABAS:							
Mauban	245	10,000	42,000	3,767	7,633	....	....
Unisan	251	6,000	11,000	....	....	....	....

UNDER ACT No. 2874

PALAWAN:							
Cuyo	229	10,000	7,000	7,303	6,980	6,338	5,796

UNDER ACT No. 2989

LA UNION:							
Luna	Psc-3	....	....	....	....	....	....
TAYABAS:							
Lopez	Psc-1	9,073	19,246	9,073	19,246	9,073	19,246

UNDER ACT No. 3240

PAMPANGA:							
Macabebe	Psc-13	274	182	274	182	....	....
RIZAL:							
Pasig	Psc-14	207	22	407	22	....	....

UNDER ACT No. 3327

Provinc and municipality	B. L. Cad. No.	Approximate		Sketched		Surveyed	
		Number of lots	Area	Number of lots	Area	Number of lots	Area
			Hectares		*Hectares*		*Hectares*
CAMARINES SUR:							
Iriga	Psc–6	....	....	....	....	....	....
CEBU:							
Opon	Psc–11	6,000	4,300	2,500	1,500	1,200	900
ILO-ILO:							
Dueñas	Psc–12	4,000	9,000	1,300	3,400	600	800
LEYTE:							
Baybay	Psc–5	10,000	20,000	9,000	10,859	4,500	5,084
Jaro	Psc–8	8,000	18,000	3,500	6,000	1,700	2,900
Burauen	Psc–9	15,000	20,000	5,013	4,189	2,131	1,817
La Paz	Psc–10	4,000	7,500	3,200	6,000	400	800
TAYABAS:							
Pagbilao	Psc–7	7,000	20,000	2,495	3,713	911	376

Summarizing the foregoing data, the cadastral projects in progress in the field at the end of the year covered by this report were as follows:

Under Act number	Approximate		Sketched		Surveyed	
	Number of lots	Area	Number of lots	Area	Number of lots	Area
		Hectares		*Hectares*		*Hectares*
2259	240,812	606,508	174,200	350,963	62,355	148,786
2874	10,000	7,000	7,303	6,338	6,338	5,796
2989	9,073	19,246	9,073	19,246	9,073	19,246
3240	481	204	681	204	....	....
3327	54,000	98,800	27,008	35,661	11,442	12,677
Totals	314,366	731,758	218,265	413,054	89,208	186,505

Projects Completed in the Field.

The field work on the following projects was entirely completed during the year 1927, and the survey returns received in the Manila Office:

Province and municipality	B. L. Cad. No.	Number of lots	Approximate area	Date received
			Hectares	
ANTIQUE:				
San Jose	216	8,812	18,000	5– 6–27
CAPIZ:				
Ivisan	228	1,432	5,755	6– 9–27
CEBU:				
Opon	Psc–11–1	872	450	12–12–27
ILOILO:				
Pototan	222	4,498	10,200	6–29–27
LEYTE:				
Baybay	Psc–5–1	1,013	265	5–21–27
Baybay	Psc–5–2	1,024	1,596	12–12–27
MINDORO:				
Naujan	200	3,769	18,000	3–26–27
NEGROS OCCIDENTAL:				
Cauayan	193	4,147	15,000	8–17–27
NUEVA ECIJA:				
San Isidro	224	2,885	5,944	8–31–27
TAYABAS:				
Calauag	206–5	601	26,654	3–19–27
Laguimanoc	227	1,918	10,000	12–28–27
Lopez	Psc–1–9	590	1,247	3–24–27
Do	Psc–1–10	372	1,057	6–29–27
Do	Psc–1–11	133	307	6–29–27
Do	Psc–1–12	692	4,640	12– 9–27
Do	Psc–1–13	562	620	12– 9–27
Pagbilao	Psc–1–1	858	80	12–28–27
Total	12	34,178	119,815	....

Cadastral Survey Computations.

During the year 1927, computations work was completed on the following projects, which were forwarded to the Section of Cadastral Survey Maps for final map work, preparation of tracings, etc., preliminary to the filing of the cases in Court:

Province and municipality	B. L. Cad. No.	Number of cases	Number of lots	Area	Number of corners
Capiz:				*Hectares*	
Panitan	213	5	3,649	9,375	46,780
Leyte:					
Baybay [b]	Psc–5	1	1,013	265	6,020
Marinduque:					
Santa Cruz [b]	Psc–4	2	2,235	1,814	15,251
Negros Oriental:					
Bacong	212	7	6,393	4,128	49,619
Larena	202	7	4,727	4,982	41,666
Nueva Vizcaya:					
Bayombong	45 Ext.	3	2,499	6,806	17,704
Solano	178	6	5,613	12,120	37,706
Pangasinan:					
Dagupan	217	10	8,913	4,415	59,382
Sorsogon:					
Sorsogon	192	9	6,091	14,295	71,660
Tayabas;					
Calauag	206	4	2,902	34,316	30,460
Lopez [b]	Psc–1–7–11	5	3,168	6,948	36,966

	Number of cases	Number of lots	Area in	Number of corners
			Hectares	
Total Government cadastral projects	51	40,787	90,437	354,977
Total for private cadastral projects	8	6,416	9,027	58,237
Grand total	59	47,203	99,464	413,21

Average—Corners per lot

A greater amount of work was accomplished in the cadastral survey computations in 1927 than in 1926, as shown below:

Year	Cases	Lots	Area	Corners
1926	47	36,128	151,815	323,131
1927	59	47,203	99,464	413,214
Difference	....	+11,074	—52,351	+90,083

Cadastral Survey Maps.

The work on cadastral survey maps has been up to date. The work accomplished during the year consisted of 47 cases comprising of 36,511 lots with a total area of 62,640 hectares. Compared with the year 1926, the work on cadastral survey maps for the year 1927 has been a decided improvement, as shown by the following data:

Year	Cases	Number of lots	Area
			Hectares
1926	44	33,857	147,821
1927	47	35,511	62,640
Difference	+3	+1,654	—85,181

Progress of Cadastral Surveys since 1910.

The following data show the progress of cadastral surveys since 1910, the year when the first cadastral project was inaugurated:

Years	Number of lots	Area
		Hectares
1910–1916	140,886	455,922
1917	22,103	105,105
1918	52,716	155,691
1919	20,063	119,815
1920	64,557	191,669
1921	50,354	170,382
1922	70,738	308,298
1923	60,106	261,157
1924	23,024	75,631
1925	38,153	126,459
1926 [a]	75,862	186,432
1927 [a]	34,178	119,815
Totals	652,740	2,276,376

[a] Data given are approximate

Consolidated by provinces only, the cadastral surveys completed during the period from 1910 to December 31, 1927, are as follows:

Province	Number of—			Area
	Projects	Cases	Lots	
				Hectares
Agusan	3	3	1,838	14,440
Albay	3	19	25,420	41,645
Antique	1	10	8,812	18,000
Bataan	8	13	10,347	32,723
Batangas	2	14	15,325	21,895
Bukidnon	1	1	223	2,714
Bulacan	3	18	17,035	34,109
Cagayan	2	13	13,429	28,736
Camarines Norte	1	1	532	5,504
Capiz	7	24	23,687	95,685
Cavite	3	5	2,210	1,070
Cebu	4	16	17,380	18,904
Cotabato	8	13	7,274	75,853
Davao	2	2	1,858	63,005
Ilocos Norte	1	7	6,418	1,401
Ilocos Sur	3	26	31,751	22,549
Iloilo	20	62	51,628	136,447
Isabela	1	2	2,628	16,705
Laguna	9	29	24,884	34,859
Lanao	5	16	13,771	40,111
La Union	3	11	12,740	21,123
Leyte	2	4	2,227	1,884
Manila	2	72	12,840	2,538
Marinduque	1	2	2,235	1,814
Mindoro	4	12	7,939	71,076
Misamis	1	7	6,060	5,580
Negros Occidental	23	39	36,577	465,029
Negros Oriental	8	40	37,297	96,192
Nueva Ecija	14	36	32,884	186,487
Nueva Vizcaya	3	10	8,604	19,051
Palawan	4	4	431	185
Pampanga	9	19	19,225	89,671
Pangasinan	11	51	41,715	64,829
Rizal	4	6	3,360	3,390
Sorsogon	1	9	6,091	14,295
Sulu	8	11	10,444	104,187
Tarlac	13	43	44,754	101,417
Tayabas	10	66	54,695	213,152
Zambales	3	18	19,188	23,339
Zamboanga	19	26	17,084	84,718
Totals	230	780	652,740	2,276,376

The work accomplished in the field during the year 1927 has been less than in 1926, and as compared with the year 1926, the relative accomplishment is as follows:

Year	Number of lots	Area
		Hectares
1926	75,631	180,350
1927	34,178	119,815
Difference	41,453	60,535

The reduction in the number of lots reported as completed during the year 1927, is due to the fact that the Laoag Cadastre, although completed during the year 1927, could not be received in Manila before the end of the year because over nine months were allowed to local property owners to present their requests for changes in boundaries, etc. In usual cadastral projects, a period of 30 days or one month is allowed, but in the case of Laoag, because the project contains over thirty five thousand lots, it was deemed necessary to grant a longer period. If the Laoag Cadastre were included in the total for the year 1927, the number of lots completed during the year 1927 would be practically equal to, although slightly less than the total number of lots completed in 1926.

Cadastral Projects Undertaken by Private Enterprises.

The enactment of Act No. 2989 which was repealed by Act No. 3327 initiated a new policy in the execution of cadastral surveys in the Philippines, by including such activities within the scope of private enterprises.

The following are the projects undertaken by private enterprises since the enactment of Act No. 2989 to December 31, 1927:

Cadastral and case	Province and municipality	Date		Number of lots	Area	Status	Assigned to
		Inaugurated	Received in Manila				
	TAYABAS:				*Hectares*		
Psc-1-1	Lopez	10- 5-22	11-10-23	1,026	83	(d)	(A)
Psc-1-2	Do	10- 5-22	11-10-23	596	693	(d)	(A)
Psc-1-3	Do	10- 5-22	11-15-24	448	678	(d)	(A)
Psc-1-4	Do	10- 5-22	11-15-24	377	483	(d)	(A)
Psc-1-5	Do	10- 5-22	3-19-26	101	149	(c)	(A)
Psc-1-6	Do	10- 5-22	3-19-26	892	1,770	(c)	(A)
Psc-1-7	Do	10- 5-22	10-22-26	1,171	2,987	(c)	(A)
Psc-1-8	Do	10- 5-22	12-24-26	902	1,350	(c)	(A)
Psc-1-9	Do	10- 5-22	3-24-27	590	1,247	(c)	(A)
Psc-1-10	Do	10- 5-22	6-29-27	372	1,057	(c)	(A)
Psc-1-11	Do	10- 5-22	6-29-27	133	207	(c)	(A)
Psc-1-12	Do[1]	10- 5-22	12- 9-27	692	4,640	(b)	(A)

[b] Manila office.
[c] Filed in court.
[d] Decreed.

A. Raymundo Kagahastian and Co., Inc.

[1] Data given are approximate.

Cadastral and case	Province and municipality	Date		Number of lots	Area	Status	Assigned to
		Inaugurated	Received in Manila				
					Hectares		
	TAYABAS:						
Psc-1-13	Do [1]	10- 5-22	12- 9-27	562	620	(b)	(A)
Psc-1-14	Do [1]	10- 5-22	....	1,211	3,182	(a)	(A)
Psc-2-1	Catanauan	12-18-23	3- 3-25	532	24	(d)	(B)
Psc-2-2	Do	12-18-23	2- 8-26	728	4,839	(c)	(B)
Psc-2-3	Do	12-18-23	2- 8-26	822	5,612	(c)	(B)
Psc-2-4	Do	12-18-23	2- 8-26	484	15,050	(c)	(B)
	LA UNION:						
Psc-3	Luna [1]	7-16-24	....	11,639	5,500	(e)	(C)
	MARINDUQUE:						
Psc-4-1	Santa Cruz	12- 1-25	12-16-26	1,545	272	(c)	(B)
Psc-4-2	Do	12- 1 25	12-16-26	690	1,542	(c)	(B)
	LEYTE:						
Psc-5-1	Baybay	2- 1-27	5-21-27	1,013	265	(c)	(B)
Psc-5-2	Do [1]	2- 1-27	12-12-27	1,024	1,596	(b)	(B)
Psc-5-3-10	Do	2- 1-27	....	7,963	18,139	(a)	(B)
	CAMARINES SUR:						
Psc-6	Iriga [1]	2- 1-27	....	4,000	7,600	(e)	(C)
	TAYABAS:						
Psc-7-1	Pagbilao [1]	3- 1-27	12-28-27	858	80	(b)	(A)
Psc-7-2-4	Do [1]	3- 1-27	....	3,142	7,420	(a)	(A)
	LEYTE:						
Psc-8	Jaro [1]	5- 1-27	....	8,000	18,000	(a)	(D)
Psc-9	Burauen [1]	6- 1-27	....	15,000	20,000	(a)	(D)
Psc-10	La Paz [1]	6- 1-27	....	4,000	7,500	(a)	(D)
	CEBU:						
Psc-11-1	Opon [1]	8- 1-27	....	872	450	(b)	(E)
Psc-11-2-5	Do [1]	8- 1-27	....	5,128	3,850	(a)	(E)
	ILOILO:						
Psc-12	Dueñas [1]	9-12-27	....	4,000	9,000	(a)	(F)
	PAMPANGA:						
Psc-13	Macabebe [1]	11- 1-27	....	274	182	(a)	(G)
	RIZAL:						
Psc-14	Pasig [1]	12- 1-27	....	407	22	(a)	(H)
	Totals	....	....	81,194	146,089	......	......

[a] Field progress.
[b] Manila office.
[c] Filed in court.
[d] Decreed.
[e] Pending in the field.
A. Raymundo Kagahastian and Co., Inc.
B. Santiago Gancayco and Co., Inc.
C. Philippine Cadastral Survey Company.
D. Leyte Cadastral Surveys, Inc.
E. E. Bunagan and Company, Inc.
F. Visayan Cadastral Survey Corporations.
G. Estanislao Roque, deputy cadastral land surveyor.
H. Ambrosio Zamora, deputy cadastral land surveyor.
[1] Data given are approximate.

Sources of Cadastral Labor Expenses.

The following tabulated statement shows the sources of the funds authorized for labor expenses in connection with cadastral surveys:

	Memorandum Orders	
	No. 13 of January 28, 1927	No. 13-1 of September 23, 1927
A. From Item 358 (lump sum)	₱45,000.00	₱45,000.00
B. From cadastral revolving funds	180,000.00	180,000.00
C. From advances by municipalities	27,000.00	33,000.00
Totals	252,000.00	258,000.00

Actual Labor Expenditures for Cadastral Projects.

The actual expenses incurred for labor in connection with the execution of cadastral projects, during the years 1926 and 1927, are as follows:

Survey Party No.	Project	Cad. No.	Cadastral surveys	
			1926	1927
1	Aparri	250		₱1,657.08
1–A	Abulug	197	₱75.50	
2–A	Laoag	195	10,177.69	9,615.40
4–A	Solano	178	688.09	
4–B	Bayombong (Extension)	45	2,440.03	
4–C	Bagabag	233	5,510.61	7,253.60
5–A	Echague	210	9,224.37	8,277.53
5–B	Santiago	211	22,146.47	9,408.03
6–A	San Isidro	224	7,009.58	4,186.66
6–A	Gapan	225	1,525.53	6,557.13
6–A	Cabiao	230	5,969.72	5,549.22
6–B	Baler	185	51.48	
6–C	Peñaranda	226		399.29
7–B	Dagupan	217	6,179.99	
7–C	San Carlos	232	4,460.18	11,131.28
8–B	Arayat	231		4,590.40
9	Manila			443.76
9–A	Orion	241		5,612.18
9–A	Limay	242		4,760.57
9–A	Mariveles	243		2,034.92
9–A	Bagac	244		889.29
10–A	Lipa	218	9,587.66	8,947.03
10–B	Calamba Subdivision	154	4,025.31	1,745.64
11–B	Calauag	206	10,000.00	44.87
11–A	Atimonan	199	7,663.90	1,697.98
11–A	Laguimanoc	277		6,841.20
11–B	Mauban	245		5,676.41
12–A	Labo Extension	238	2,628.91	10,538.90
14–A	Guinobatan	201	10,719.34	10,125.48
14–B	Tabaco	221	9,999.48	8,041.21
14–C	Ligao	239	1,283.87	10,396.61
14–B	Malinao	249		3,334.38
15–A	Juban	223	8,259.97	9,928.54
15–A	Sorsogon	192	2,523.56	
16–A	Naujan	200	6,787.92	1,763.32
17–A	Ivisan	228	5,709.86	3,490.33
17–B	Pilar	248		5,290.85
18–A	San Jose	216	10,128.00	1,598.66
18–B	Sibalom	247		6,768.68
19–A	Santa Barbara Extension	7	1,912.25	
19–A	Pototan Extension	222	11,100.07	3,297.22
19–A	Dingle	246		5,134.04
20–A	Cauayan	193		4,251.70
21–A	Larena	202	57.76	
21–A	Talinting	214	1,181.20	
21–A	Bacong	212	3,991.59	
22–A	Barili	219	9,595.53	9,699.96
23–A	Tacloban	220	9,857.99	9,339.54
24–A	Tagbilaran	235	623.31	7,345.48
25–A	Surigao	234	3,210.69	11,050.00
27–B	Cagayan	237	1,007.20	10,887.95
28–A	Misamis	240		9,572.33
32–A	Cagayan de Sulu	209	4,664.47	
32–A	Tandu de Sulu	161	2,093.62	
32–A	Tapul	236	3,390.00	9,568.61
33–A	Cuyo	229	4,072.09	9,535.13
	Totals		226,411.82	268,378.39

MISCELLANEOUS

Cadastral Map Sheets Projected.

All land surveys are platted upon sheets comprising an area of two minutes of arc in latitude and in longitude, on a standard scale of 1:4,000. The number of sheets projected during the years 1926 and 1927 are 322 and 328, respectively.

These 328 cadastral map sheets were sent to the field for use of the various cadastral survey parties, together with paper tracings of 2,750 plans of isolated surveys within cadastral projects.

The total number of cadastral map sheets projected since the beginning to December 31, 1927, including those sent to the field is shown by the following table:

CADASTRAL MAP SHEETS SCALE 1:4000

Provinces	Maps for each province	Projected to January 1, 1927	Projected during 1927	Total to December 31, 1927	Sent to the field
Abra	347	62	1	63	....
Agusan	947	52	1	53	....
Albay	468	228	7	235	....
Antique	307	119	8	127	....
Bataan	122	92	....	92	76
Batangas	311	171	2	173	....
Bohol	369	93	6	99	....
Bukidnon	962	11	....	11	....
Bulacan	210	153	1	154	....
Cagayan	726	123	1	124	1
Camarines Norte	216	103	8	111	....
Camarines Sur	481	180	20	200	....
Capiz	350	192	....	192	21
Cavite	94	76	1	77	....
Cebu	440	294	15	309	....
Cotabato	2,123	146	....	146	....
Davao	1,842	209	22	231	....
Ilocos Norte	323	140	1	141	....
Ilocos Sur	278	176	....	176	....
Iloilo	426	263	14	277	18
Isabela	898	235	18	253	....
Laguna	230	150	3	153	....
Lanao	488	20	....	20	....
La Union	134	108	1	109	....
Leyte	770	304	8	312	9
Manila, 1 : 5,000	262	208	....	208	....
Marinduque	106	12	2	14	....
Masbate	468	189	....	189	....
Mindoro	907	217	7	224	....
Misamis	399	82	60	142	85
Mountain	1,566	91	17	108	....
Negros Occidental	677	442	1	443	....
Negros Oriental	554	157	2	159	....
Nueva Ecija	503	303	....	303	1
Nueva Vizcaya	804	75	7	82	....
Palawan	2,314	111	45	156	43
Pampanga	217	189	....	189	21
Pangasinan	450	331	2	333	....
Rizal	225	137	....	137	....
Romblon	179	51	7	58	....
Samar	1,237	41	19	60	....
Sorsogon	214	83	....	83	....
Sulu	854	151	....	151	....
Surigao	602	73	....	73	....
Tarlac	273	201	....	201	....
Tayabas	1,032	548	17	565	43
Zambales	344	218	2	220	....
Zamboanga	1,390	158	2	160	....
Totals	29,439	7,768	328	8,096	318

Provincial Maps.

The preparation of a map of each province was begun in May, 1926. The size is 54 by 84 centimeters and drawn on very thick paper to a scale of 1:200,000. In order to have the maps accurate, nothing is platted thereon except the data obtained from cadastral surveys. In the meantime, a tracing of the maps already begun is being prepared, the same to be completed by taking data from other official sources, while the originals are kept up to date by adding to the information already shown thereon, the data from cadastral surveys as soon as available. The maps begun are those for the Provinces of Batangas, Bulacan, Capiz, Iloilo, Laguna, Negros Occidental, Negros Oriental, Nueva Ecija, Pampanga, Pangasinan, Tarlac, and Zambales. Upon completion of the tracings, blueprints thereof will be available for sale to the public.

Inspection and Certification of Transits.

During the year, eighteen (18) transits submitted by importers and private owners were inspected and certified to as possessing the required specifications.

Testing and Certification of Tapes.

During the year covered by this report there were 154 tapes of various makes tested and approved for use in the primary, secondary, and tertiary traverses.

The standard adopted for the approval of tapes is 27° Centigrade, which is the mean temperature of the Philippines. However, recognizing that there must be some variations, a limit of tolerance of 5° Centigrade above and below the standard has also been adopted so that tapes used for primary, secondary, and tertiary traverses must be of standard length at any temperature from 22° to 32° Centigrade. Tapes which are of standard length at temperatures higher than 32° Centigrade or lower than 22° Centigrade may only be used in connection with primary and secondary traverses where corrections for temperature must be made.

Blueprinting.

As a result of the unification of blueprinting work, accurate data are now available as to costs, etc. The following table shows the cost and sales prices of blueprints produced during the year 1927:

Blueprints	Prices		Profit
	Sales	Cost	
Class A	₱6,291.57	₱3,935.16	₱2,356.41
Class B	5,568.85	3,870.00	1,698.75
Class C			
Totals	11,860.42	7,805.16	4,055.16

Class A.—All blueprints ordered or requested by individuals or organizations, for which charges are collected direct from the individuals or organizations ordering or requesting them.

Class B.—All blueprints of cadastral and isolated land surveys executed by the Bureau of Lands, payments for which are charged to the gross costs of the corresponding survey projects.

Class C.—All blueprints prepared for the purpose of keeping the same in stock for sale to interested private parties.

In addition to the three classes of blueprints, the cost of which is reimbursable with a wide margin of profit for the Bureau, there are two other classes of blueprints which are not reimbursable. They are the Class D and Class E blueprints. Class D blueprints are those prepared for free distribution to such bureaus or offices of the insular, provincial and municipal governments as may ask for them, while Class E blueprints are those prepared for official use in the Bureau of Lands in connection with land investigations, registration cases, reports, charts, tables, statistics, and other similar public purposes. Of these classes of blueprints there were prepared and furnished:

Class D	₱2.45
Class E	4,241.32
Total	4,243.77

It will be noted that the cost of the blueprints furnished for official use amounts to ₱4,243.77, but in spite of this sum there is still a net profit from the blueprinting work. Thus:

Blueprints	Sales price	Cost
Classes A, B, and C	₱11,860.42	₱7,805.16
Classes D and E	....	4,243.77
Totals	11,860.42	11,048.93
Net profit	811.49	....

The amount of ₱11,860.42 has not all been received directly in cash, for the reason that the sale price of blueprints Class B is charged to the cadastral projects; the sale price of blueprints Class A are in most instances included in the total bill of survey costs, paid by applicants. In the case of blueprints Class C cash collections are made, with cash sale, and the income reported as in the case of all other income of the Bureau of Lands.

The results of the blueprints operations since January 1, 1925, when Circular No. 43, revised October 1, 1926, which was formerly Circular No. 26, series of 1924, was issued, is listed hereunder for each fiscal years as follows:

Year	Sales price	Cost
1925	₱15,243.73	₱11,798.93
1926	12,137.43	10,169.43
1927	11,860.42	11,048.93

Apportionment of Cadastral Costs.

The Philippine Legislature promulgated Act No. 3337 which provides that the costs of survey, monumenting, and registration in a cadastral case be apportioned among the lots according to the square root of the area, and that the Director of Lands shall make this apportionment. As a result of this new law, all cadastral cases in which the order of apportionment of costs had not been entered by the court prior to December 7, 1926, had to be acted upon by the Director of Lands. Over 400 such cases were received from the General Land Registration Office for cost distribution.

During the year 1927, the costs were distributed on the following cadastral cases:

Province and municipality	G. L. R. O. Cad. No.	B. L. Cad. and Case No.	Number of lots	Amount distributed
BATAAN:				
Abucay	233	122–1	866	₱6,544.24
Do	234	122–2	1,320	12,540.92
Do	260	122	1,081	16,878.32
LA UNION:				
Rosario	254	134–1	1,140	14,160.53
Do	255	134–2	1,434	29,549.60
NEGROS OCCIDENTAL:				
Kabankalan	167	88–2	1,246	21,480.99
Ilog	171	81–2	974	15,851.53
Do	174	81–1	702	7,511.50
NEGROS ORIENTAL:				
Dumaguete	143	96–5	1,120	10,012.73
Do	144	96–6	848	5,414.49
Do	152	96–2	958	5,738.87
Bais	161	115	754	16,254.54
NUEVA ECIJA:				
Vaca	251	53	1,106	62,077.82
San Jose	268	66–2	1,064	24,436.54
Do	269	66–1	1,435	22,587.53
Do	270	66–3	1,166	29,957.10
TARLAC:				
Concepcion	185	100–1	695	12,052.91
Do	186	100–2	758	18,553.70
Do	187	100–3	624	20,486.30
Moncada	223	120–1	1,331	15,862.72
Do	224	120–2	278	5,222.93
Victoria	226	125–5	971	10,910.54
Moncada	244	120–4	515	11,433.78
Do	250	120–3	1,485	17,288.78
TAYABAS:				
Lucena	205	112–2	851	19,994.12
Do	220	112–5	919	14,445.11
Totals			25,641	447,248.14

THE SCHOOL OF SURVEYING

The Academic Year 1926–1927.

The School of Surveying continued to form as part of the College of Engineering of the University of the Philippines. There were 34 students at the beginning of the academic year 1926–1927. And at the close of the academic year, on March, 1927, there were six students graduated from the School of Surveying under the new scheme, with the certificates of "Associate in Surveying."

The Academic Year 1927–1928.

On June 6, 1927, the academic year 1927–1928 began and there were 56 students enrolled in the school. Eight out of those enrolled in the first year class of 1927–1928 academic year were students of the 1926–1927 course who were requested to withdraw after the semester examinations of said year, but who were entitled to readmission according to present rules of the University of the Philippines, and at the end of the first semester of the academic year 1927–1928, 13 students were requested to withdraw from the school and most of whom are now engaged in computation work in the Bureau of Lands.

(*a*) *Changes in Curriculum.*—After two years of actual trial, certain changes in the subjects of study were deemed necessary. A committee appointed by the Faculty of the College of Engineering, consisting of the following members, undertook the revision:

Prof. Teofilo Reyes, Chairman.
Mr. Vicente Mills, Member.
Mr. Faustino Reyes, Member.
Mr. Numeriano Montes, Member.
Mr. Casimiro Panajon, Member.

The new curriculum as recommended by the aforementioned committee and approved by the Faculty of the College of Engineering of the University of the Philippines, is as follows:

FIRST YEAR

First Semester				*Second Semester*			
Math. 0	3	0	3	Math. 12	5	0	5
Math. 11	5	0	5	C. E. 221	2	6	4
English 1	3	0	3	English 1	3	0	3
C. E. 211	2	6	4	Drawing 121	0	6	2
Drawing 111	0	6	2	Elementary Law	2	0	2
Eng. Lect.	1	0	0	Mining Law	1	0	1
Total	14	12	17	Total	13	12	17

SECOND YEAR

First Semester				*Second Semester*			
C. E. 311	1	3	2	C. E. 321	1	3	2
Spanish 1	3	0	3	Geology 13	3	0	3
Pub. Land Laws	2	0	2	Spanish 1	3	0	3
Law of Property	2	0	2	English 7	2	0	2
I. L. S. & C.	2	9	5	Surv. Acct'g	1	0	1
Cad. Land Surv. 211	1	6	3	Cad. Land Surv. 211	1	6	3
	—	—	—	Land Reg.	2	0	2
Total	11	18	17	Mapping	0	3	1
					—	—	—
				Total	13	12	17

In the first semester of the first year, no changes have been introduced, except that in Mathematics 11, Trigonometry will be taken up first so that the surveying students will not be handicapped in understanding the principles of Civil Engineering 211 for lack of knowledge of Trigonometry.

Mining Law has been shifted to the second semester of the first year.

Elementary Law has been introduced in the second semester of the first year, to replace Land Surveying Computations 121, which has been combined with Isolated Land Surveying 211 of the first semester of the second year, and designated "Isolated Land Survey and Computations" with only five units of credit given in the first semester of the second year.

The number of units of the Law of Property has been reduced from 4 to 2. The subject will henceforth embrace only the law of "real" property.

In the second semester of the second year, mapping has been introduced as a one unit subject, and the number of units of cadastral land surveying of the second semester has been reduced from 5 to 3.

Some minor changes are the elimination of the word "Cost" from "Survey Cost Accounting"; Cadastral Land Surveying 221 has been changed to cadastral Land Surveying 211; and Cadastral Land Surveying 222 changed to Cadastral Land Surveying 221.

(*b*) *Instructors and lecturers.*—The Bureau of Lands has assigned two instructors to teach the surveying subjects in the school. These were: Mr. Numeriano Montes, who is administratively in charge of the school in addition to his duties as instructor, and Mr. Casimiro Panajon.

The engineering students are also taught by these instructors on subjects related with surveying.

The following officials of the Bureau of Lands were designated to lecture on the subjects indicated hereon without receiving extra compensation for their services:

Mining Laws:
  Mr. Demetrio Andres, Chief, Mineral Lands Division.
Law of Property:
  Mr. Pascual R. Pimentel, Assistant Chief, Land Registration Section, Law Division.
Public Land Laws:
  Mr. Faustino Reyes, Chief, Public Lands Division.
Survey Accounting:
  Mr. Ladislao Palma, Accounting and Property Division.

PRIVATE LAND SURVEYORS

Certificates of Proficiency Issued.

The number of certificates of proficiency issued pursuant to the provisions of Administrative Order No. 8, for the last four years, is as follows:

	1924	1925	1926	1927	Totals
Public land surveyors	121	21	2	15	159
Deputy public land surveyors	34	16	16	24	90
Private land surveyors	18	14	15	21	68
Cadastral land surveyors	34	2	4	0	40
Sectional deputy cadastral land surveyors	0	0	0	2	2
Deputy cadastral land surveyors	10	6	4	9	29
Mineral land surveyors	16	0	0	0	16
Deputy mineral land surveyors	1	0	0	0	1
Totals	234	59	41	71	405

Private Land Surveyors in Active Practice.

There were 142 private land surveyors in active practice in the entire Philippine Islands, during the year 1927.

PRIVATE LAND SURVEYORS' BOARD

Under Memorandum Order No. 29 issued February 1, 1927, the third private land surveyors' board was created for the year 1927, consisting of the following:

Mr. Demetrio Vicente, Cadastral Land Surveyor, Chairman.
Mr. Demetrio Andres, Cadastral Land Surveyor, Secretary.
Mr. Juan Coronado, Private Land Surveyor and Deputy Cadastral Land Surveyor, Member.
Mr. Nicolas E. de Guzman, Cadastral Land Surveyor, Member.
Mr. Raymundo Kagahastian, Private Land Surveyor and Deputy Cadastral Land Surveyor, Member.

Administrative Cases Handled by the Board.

During their term of office, the board acted upon four administrative cases left pending at the close of the year 1926, against private land surveyors, which cases involved irregularities in the performance of their duties as private land surveyors and violations of the existing Bureau of Lands rules and regulations. Aside from these old cases, the board has had also a busy time in inquiring into the merits of six requests for certificates of proficiency to execute cadastral and sectional cadastral surveys and an equal number of complaints against private land surveyors that had been referred to it by the Director of Lands.

ADMINISTRATIVE SETTLEMENT OF CONFLICTS, LAND REGISTRATION AND OTHER LEGAL WORK

CLAIMS AND CONFLICTS

Orders of Investigation of Conflicts of Public Land Applications and of Adverse Claims on Same.

As against 436 orders of investigation released during the year 1924, 789 in 1925, and 972 in 1926, our records show that during the year 1927, there were issued 2,534 orders of investigation which include the 197 orders of reinvestigation issued during the year and 385 reports returned. These figures show that the agrarian questions affecting public lands are still on the increase. The situation, at least for this year, in the light of those figures, is one such as calls for the exertion of greater efforts to turn out more productive results on the part of our field men and of the Central Office, inasmuch as these orders of investigation and reinvestigation call for the submission of an equal number of reports in which are set forth the findings of facts of the investigator serving as the bases for any conclusion that the Director of Lands might arrive at in deciding a public land claim or conflict.

The following table shows by month the total number of orders of investigation and reinvestigation issued in 1927, as well as that of reports returned for being defective or incomplete:

Month	Number of orders of investigation	Number of orders of reinvestigation	Number of reports returned	Total
January	181	10	49	240
February	168	21	75	264
March	129	113	60	302
April	208	7	33	248
May	137	4	37	178
June	150	3	68	221
July	139	3	19	161
August	220	....	8	228
September	180	5	7	192
October	139	16	10	165
November	153	13	11	177
December	148	2	8	158
Totals	1,952	197	385	2,534

Disposition of Claims and Conflicts.

During the year 1927, the Director of Lands rendered 956 decisions, involving 980 claims of private persons and 1,574 public land applications. The number of cases decided in 1927 represents a decrease of 352 in comparison with the 1,308 decisions promulgated in 1926, in which there were involved 1,522 claims of private persons and 2,115 public land applications.

Requests to File Protests Under Oath, Etc.

On the basis of the number of miscellaneous communications released in 1926, it may be said that in the year 1927, the Bureau had increased its activity along that line by almost 50 per cent. This is borne out by the fact that while there were only 5,311 miscellaneous communications prepared in 1926, a grand total of 7,881 was released in 1927. These miscellaneous communications relate to diverse matters ranging from the inevitable call-ups to letters coursed between this Office and party litigants.

Disposition of Motions or Petitions for Reconsideration.

As against the 130 petitions for reconsideration of the decisions of the Director of Lands presented in 1926, there were filed in 1927, 115 petitions, of which 22 were granted and 93 denied or dismissed.

The number of orders granting or denying such requests for reconsideration as well as that suspending the effects of decisions and executing such decisions is shown in the list that follows:

Orders suspending effects of decisions	73
Orders granting requests for reconsideration of decisions and ordering investigations	22
Orders dismissing requests for reconsideration of decisions	93
Orders of execution of decisions	17

Appeals to the Department.

There were more cases brought on appeal to the Department in 1927 than in 1926, as shown by the fact that in 1927, the Department passed upon 72 appeals as against the 52 perfected in 1926. The increase in appealed cases is due largely to the practice of the losing parties in employing the services of attorneys in presenting their cases to the consideration of the higher authorities. We are glad to note, however, that only in two of the appealed cases had the decisions of the Director of Lands been reversed. Eight decisions were modified, while the rest representing about 90 per cent of the appealed cases were either affirmed or left intact by the dismissal of the petitions for relief from the said decisions. A tabulated statement showing the disposition made of these appealed cases follows:

APPEALS TO THE DEPARTMENT FROM DECISIONS RENDERED BY THE DIRECTOR OF LANDS

Land Dist. No.	Province	Number and kind of applications involved						Private claims	Results of the appeals
		H. A.	S. A.	L. A.	FPA.	FLA.	MLA.		
26	Agusan	3	....	....	....	....	....	....	Petition for reconsideration of decision denied and dismissed.
26	Do	18	1	....	....	....	....	....	Modified.
26	Do	1	1	....	....	....	....	3	Motion for reinvestigation of case or reconsideration of Department's decision dismissed.
14	Albay	1	....	....	1	....	....	....	Petition for reconsiderations of Department's decision dismissed.
14	Do	....	1	....	....	....	....	2	Do.
9	Bataan	1	....	....	....	....	....	1	Affirmed.
9	Do	1	1	1	....	....	....	....	Modified.
9	Bulacan	....	....	....	....	....	....	2	Affirmed.
1	Cagayan	8	2	....	....	....	....	1	Decision reversed.
13	Camarines Sur	10	3	....	....	....	....	1	Affirmed.
31	Davao	1	....	1	....	....	....	....	Do.
2	Ilocos Norte	2	....	....	....	....	....	4	Petition for relief from effects of decision of Director of Lands denied.
2	Ilocos Sur	3	....	....	....	....	....	....	Request for suspension of administrative action on conflict dismissed.
2	Do	1	....	....	....	....	....	1	Affirmed.
2	Do	1	....	....	....	....	....	8	Do.
3	La Union	1	....	....	....	....	....	4	Petition for reinvestigation denied and dismissed.
3	Do	1	....	....	....	....	....	25	Affirmed.
23	Leyte	1	....	....	1	....	....	1	Appeal dismissed.
16	Mindoro	3	....	....	....	....	....	....	Request for reinvestigation dismissed.
6	Nueva Ecija	1	....	....	....	....	....	1	Affirmed.
6	Do	1	....	....	....	....	....	1	Do.
6	Do	....	1	....	....	....	....	1	Do.
6	Do	3	....	....	....	....	....	....	Appeal dismissed.
6	Do	2	....	....	....	....	....	....	Affirmed.
6	Do	2	....	....	....	....	....	....	Petition for reconsideration of Department's decision dismissed.
6	Do	8	....	....	....	....	....	....	Do.
6	Do	....	2	....	....	....	....	1	Petition for reconsideration dismissed.
6	Do	4	....	....	....	....	....	....	Petition for reconsideration of Department's decision denied.
6	Do	3	....	1	....	....	....	....	Petition for reinvestigation denied and appeal dismissed.
6	Do	2	....	....	....	....	....	....	Petition for relief from effects of Department's decision dismissed.
6	Do	2	....	....	....	....	....	....	Do.
6	Do	1	....	....	....	....	....	1	Petition for reconsideration of Department's decision dismissed.
6	Do	2	....	....	....	....	....	....	Do.
6	Do	....	2	....	....	....	....	1	Do.
6	Do	2	....	....	....	....	....	....	Do.
6	Do	1	....	....	....	....	....	1	Petition for setting aside of Department's decision denied.
6	Do	2	....	....	....	....	....	....	Affirmed.
6	Do	8	....	....	....	....	....	....	Do.
6	Do	1	1	....	....	....	....	....	Do.
6	Do	3	....	....	....	....	....	....	Do.
6	Do	2	....	....	....	....	....	....	Modified.
6	Do	2	....	....	....	....	....	....	Affirmed.
6	Do	3	....	....	....	....	....	4	Modified.
6	Do	4	....	....	....	....	....	....	Affirmed.
6	Do	2	....	....	....	....	....	2	Modified.
4	Nueva Vizcaya	2	....	....	....	....	....	1	Affirmed.
4	Do	4	....	....	....	....	....	3	Petition for another ocular inspection of premises dismissed and denied.

APPEALS TO THE DEPARTMENT FROM DECISIONS RENDERED BY THE DIRECTOR OF LANDS—Continued

Land Dist. No.	Province	Number and kind of applications involved						Private claims	Result of the appeals
		H. A.	S. A.	L. A.	FPA.	FLA.	MLA.		
4	Nueva Vizcaya	3	....	....	....	....	....	1	Affirmed.
4	Do	2	....	....	....	....	....	....	Modified.
4	Do	2	....	....	....	....	....	2	Affirmed.
4	Do	2	....	....	....	....	....	1	Do.
4	Do	4	....	....	....	....	....	6	Do.
4	Do	3	....	....	....	....	....	2	Do.
4	Do	9	....	....	....	....	....	....	Petition for reconsideration denied.
20	Occidental Negros	13	....	1	....	....	....	....	Affirmed.
20	Do	....	1	....	....	....	....	1	Do.
20	Do	1	....	....	....	....	....	2	Petition for relief from effects of decision denied.
20	Do	....	1	....	....	....	....	1	Petition for reconsideration of Department's decision dismissed.
7	Pangasinan	2	....	....	....	....	1	9	Modified.
7	Do	1	....	....	1	....	....	1	Affirmed.
7	Do	4	....	....	....	....	....	....	Petition for a third reinvestigation of case denied.
9	Rizal	1	....	....	....	....	....	1	Affirmed.
9	Do	....	....	....	....	....	1	1	Reversed.
9	Do	....	....	....	....	....	....	1	Affirmed.
9	Do	1	2	....	....	....	....	1	Do.
15	Sorsogon	2	....	....	....	....	....	....	Modified.
11	Tayabas	1	....	....	1	....	....	....	Petition for reconsideration of Department's decision dismissed.
11	Do	2	....	....	....	....	....	....	Affirmed.
11	Do	1	....	1	....	....	....	....	Do.
11	Do	1	....	....	....	....	....	1	Petition for reconsideration of Department's decision denied.
11	Do	1	....	....	1	....	....	....	Do.
29	Zamboanga	1	....	....	....	....	....	1	Affirmed.
	Totals	181	19	5	5	....	1	102	

LAND REGISTRATION

Cadastral Cases Filed During the Year 1927.

After all computation, drafting and clerical work has been completed on a cadastral case, it is filed in court for land registration purposes. During the year the following cases have been filed:

(a) PURSUANT TO ACT No. 2259

Province and municipality	Cad. and Case No.	Number of lots	Area	Date filed in court	Date of survey inauguration
NEGROS ORIENTAL:			*Hectares*		
Bacong	212–1	634	131	6–21–27	Dec., 1924.
Do	212–2	958	444	6–22–27	Do.
Do	212–3	958	686	6–28–27	Do.
Do	212–4	960	808	6–29–27	Do.
Do	212–5	925	737	6–30–27	Do.
Do	212–6	1,002	608	6–30–27	Do.
Do	212–7	956	715	7– 1–27	Do.
Larena	202–1	179	47	3–11–27	October, 1923.
Do	202–2	893	908	3–23–27	Do.
Do	202–3	918	672	3–30–27	Do.
Do	202–4	841	573	3–30–27	Do.
Do	202–5	865	780	4– 4–27	Do.
Do	202–6	852	1,001	4– 4–27	Do.
Do	202–7	179	1,001	3–11–27	Do.
Talingting	214–1	194	14	2– 4–27	Do.
Do	214–2	682	728	2– 4–27	Do.
Do	214–3	980	862	2– 9–27	Do.
Do	214–4	920	806	2–10–27	Do.

(a) PURSUANT TO ACT No. 2259—Continued

Province and municipality	Cad. and Case No.	Number of lots	Area	Date filed in court	Date of survey inauguration
NUEVA ECIJA:					
San Jose	67–3	133	914	10–13–27	July, 1915.
NUEVA VIZCAYA:					
Bayombong	45 Ext-2	869	1,631	....	October, 1924.
Do	45 Ext-3	762	3,524	12–27–27	December, 1927.
Solano	178–1	957	260	8– 1–27	May, 1921.
Do	178–2	972	2,160	8–17–27	Do.
Do	178–3	927	3,460	8–17–27	Do.
Do	178–4	988	2,039	9– 7–27	Do.
Do	178–5	830	1,200	8–30–27	Do.
Do	178–6	939	2,998	9– 7–27	Do.
SORSOGON:					
Sorsogon	192–1	603	106	10–24–27	July, 1923.
Do	192–2	876	1,926	11– 3–27	Do.
Do	192–3	976	1,850	11–16–27	Do.
Do	192–4	723	1,036	11– 8–27	Do.
Do	192–5	873	1,617	11–16–27	Do.
Do	192–6	837	2,178	12–22–27	Do.
Do	192–7	916	1,281	12– 1–27	Do.
Do	192–8	117	338	12– 1–27	Do.
Do	192–9	170	3,852	12– 9–27	Do.
SULU:					
Cagayan de Sulu	209–1	710	2,995	2– 7–27	November, 1924.
Do	209–2	712	3,761	2– 7–27	Do.
Totals	38 cases	28,786	50,649	....	....

(b) PURSUANT TO ACT No. 2874

Province and municipality	Cad. and Case No.	Number of lots	Area	Date filed in court	Date of survey inauguration
PANGASINAN:					
Bayambang	Ipd-2	182	4,052	10– 9–27	....
TAYABAS:					
Calauag	206–2	530	126	12–19–27	May, 1924.
Totals	2 cases...	712	4,178	....	....

(c) PURSUANT TO ACT No. 2989

Province and municipality	Cad. and Case No.	Number of lots	Area	Date filed in court	Date of survey inauguration
LEYTE:					
Baybay	Psc–5–1	1,013	265	9–16–27	February, 1927.
MARINDUQUE:					
Santa Cruz	Psc–4–1	1,545	272	4–18–27	December, 1925.
Do	Psc–4–2	690	1,542	4–18–27	Do.
TAYABAS:					
Lopez	Psc–1–5	101	150	1–19–27	December, 1923.
Do	Psc–7–7	1,171	2,987	6– 8–27	February, 1924.
Do	Psc–7–8	902	1,350	6–14–27	September, 1924.
Do	Psc–7–9	591	1,247	10–17–27	October, 1927.
Totals	7 cases	6,013	7,813	....	....

The total number of cases filed during the year, with the corresponding total number of lots and areas, is given in the following table:

Survey under—	Cases	Lots	Area
			Hectares
Act No. 2259	38	28,786	50,649
Act No. 2874	2	712	4,178
Act No. 2989	7	6,013	7,813
Totals	47	35,511	62,640

The surveys executed pursuant to the provisions of Acts Nos. 2259 and 2874 have been the work of cadastral land surveyors, and those executed pursuant to the provisions of Act No. 2989, have been the work of deputy cadastral land surveyors.

Cases Filed for the Last 18 Years.

The following statement shows the number of cadastral cases filed in court from 1910 to 1927:

Year	Number of cases	Number of lots	Area
			Hectares
1910	1	1,070	604
1911	5	3,120	2,974
1912	13	9,027	13,037
1913	22	14,357	6,752
1914	59	47,802	52,790
1915	32	19,404	144,464
1916	19	10,911	86,195
1917	18	14,570	91,815
1918	28	18,000	56,432
1919	20	13,063	64,752
1920	49	36,249	89,595
1921	121	112,361	401,987
1922	67	82,274	230,160
1923	65	66,904	380,021
1924	68	48,274	188,662
1925	43	29,176	126,850
1926	44	33,857	147,821
1927	47	35,511	62,640
Totals	721	595,930	2,147,551

Cases Decreed for the Last 17 Years.

Since 1911 when the first decisions were rendered, the progress of court hearings has been as follows:

Year	Number of cases	Number of lots	Area
			Hectares
1911	2	1,798	757
1912	4	2,493	3,206
1913	6	4,637	8,726
1914	5	2,386	1,889
1915	10	2,974	6,263
1916	51	36,921	122,269
1917	23	14,611	63,994
1918	18	10,647	41,570
1919	14	10,257	53,783
1920	30	25,994	46,107
1921	14	9,333	36,402
1922	28	21,746	154,506
1923	25	14,351	123,179
1924	14	11,928	24,283
1925	72	78,706	228,042
1926	20	15,977	164,823
1927	47	41,750	94,284
Totals	383	306,509	1,184,113

The preceding data show the fact that more surveys are filed in the courts, than what the courts can dispose of. The amount of work pending in court is as follows:

	Number of cases	Number of lots	Area
			Hectares
Cases filed	721	595,930	2,147,551
Cases decreed	383	306,509	1,184,113
Cases pending	338	289,421	963,438

Cases Pending in Court.

The 338 cases pending in court, classified by provinces are as follows:

Provinces	Number of cases	Area	Total number of lots	Number of lots	
				Decided	Pending
		Hectares			
Agusan	1	3,097	223	....	223
Albay	2	2,819	2,657	2,499	158
Bataan	6	13,732	5,634	2,953	2,681
Batangas	8	9,979	10,385	....	10,385
Bukidnon	1	2,714	223	....	223
Bulacan	9	26,728	7,189	2,334	4,855
Cagayan	12	28,386	12,076	10,385	1,691
Capiz	8	43,153	8,124	6,028	2,096
Cavite	2	671	1,189	912	277
Cotabato	14	104,364	7,941	1,763	6,178
Davao	1	29,810	774	128	646
Ilocos Sur	26	22,549	31,751	2,501	29,250
Iloilo	19	31,903	15,282	604	14,678
Laguna	24	16,356	19,042	5,543	13,499
Lanao	17	40,875	14,061	....	14,061
La Union	10	19,044	11,605	3,865	7,740
Leyte (Western)	1	265	1,013	....	1,013
Manila	14	963	3,262	2,708	554
Marinduque	2	1,814	2,235	....	2,235
Mindoro	4	27,781	2,628	1,509	1,119
Misamis	7	5,580	6,060	....	6,060
Nueva Ecija	20	75,202	14,771	2,127	12,644
Nueva Vizcaya	9	18,054	7,637	....	7,637
Negros Occidental	3	44,731	2,913	2,495	418
Negros Oriental	32	57,101	29,979	3,463	26,516
Pampanga	2	31,176	1,683	1,445	238
Pangasinan	10	33,370	6,396	4,869	1,529
Sorsogon	9	14,184	6,091	....	6,091
Sulu	10	99,693	9,815	4,350	5,465
Tayabas	26	80,151	20,399	8,590	11,809
Zambales	17	22,521	18,209	1,746	16,463
Zamboanga	12	54,672	8,172	5,889	2,283
Total	338	963,438	289,421	78,706	210,715

Cases Decreed.

The 383 cases decreed by the courts during the period of 18 years from 1911 to December 31, 1927, classified by provinces are as follows:

Provinces	Number of cases	Area	Number of lots
		Hectares	
Agusan	3	14,440	1,838
Albay	17	38,826	22,763
Bataan	7	18,991	4,713
Batangas	6	11,916	4,940
Bohol	1	1,728	103
Bulacan	8	7,154	9,800
Cagayan	1	353	1,361
Camarines Norte	1	5,504	532
Capiz	9	37,402	10,482
Cavite	3	399	1,022
Cebu	16	18,454	16,508
Davao	1	33,194	1,084
Ilocos Norte	7	1,401	6,418
Iloilo	39	100,494	32,333
Isabela	2	16,705	2,628
Laguna	4	4,027	2,998
Lanao	1	2,345	153
La Union	1	1,679	1,135
Leyte	2	23	190
Manila	58	1,575	9,576
Mindoro	3	25,295	1,542
Nueva Ecija	15	111,048	15,316
Nueva Vizcaya	1	125	492
Negros Occidental	31	405,298	30,526
Negros Oriental	8	39,002	7,318
Palawan	4	185	431
Pampanga	18	58,737	17,595
Pangasinan	32	31,096	26,600
Rizal	6	3,390	3,360
Sulu	1	4,094	629
Tarlac	42	101,237	44,749
Tayabas	21	56,973	17,578
Zambales	1	818	979
Zamboanga	13	30,205	8,827
Totals	383	1,184,098	306,503

Filing and Prosecution of Compulsory Registration Cases.

During the year 1927, this Office prepared and filed in the various courts of first instance, through the office of the Attorney-General, 30 petitions referring to 228 lots having a total area of 11,142.5667 hectares located in 22 provinces. These petitions were prepared according to the provisions of sections 50 and 85 of the Public Land Law (Act No. 2874), in order to test and determine the title of any person having claim to the lands, the settling of whose titles will serve as a guide to this Office in the disposition of such lands under any of the forms provided for in the Public Land Law. For a readier understanding of the volume of the work accomplished under this item during the year 1927, the following data are given:

Province and Cadastre	G. L. R. O. Cad. Rec. No.	Date filed	Lots comprised	Area
ABRA:				*Hectares*
Bangued, Pr–109	836	6– 8–27	1	.0608
AGUSAN:				
Bunuan, Swo–10352 (Ir–257)	....	10–24–27	2	1.6825
ANTIQUE:				
Tibiao, Swo–9983	818	2–24–27	3	16.4341

Province and Cadastre	G. L. R. O. Cad. Rec. No.	Date filed	Lots comprised	Area
BOHOL:				*Hectares*
Tagbilaran, Ir–27		8–31–27	3	2.0500
CAGAYAN:				
Aparri, Swo–10102	821	3– 5–27	1	4,234.9733
Gattaran, Swo–9936	854	8–25–27	2	2.0368
CAMARINES SUR:				
Pasacao, Swo–9937	814	2–10–27	1	1.6193
CAPIZ:				
Ibajay, Swo–10214		11–18–27	1	.2194
CEBU:				
Sibonga, Swo–10446 (II–1367)		11– 8–27	2	1.0119
COTABATO:				
Maganoy, Ir–269		11– 4–27	1	21.0311
Pikit-Pagalungan, Pr–115		11–10–27	1	.6537
Salaman, Ir–255		11–17–27	1	45.1850
ILOCOS NORTE:				
Laoag, Mr–127	817	2–10–27	2	.3391
Piddig, Swo–10129		10–21–27	1	1.1415
LAGUNA:				
San Pedro, Ig–248		9– 9–27	2	181.4994
LANAO:				
Kolambugan, Tb–43		11– 5–27	1	56.8032
Malabang, II–14151 Sheets 1, 2, 4, 9, and 11		12– 1–27	5	18.3598
Pantar, Pn–73		12–20–27	1	11.2532
LEYTE:				
Baybay, Pr–94	819	2–25–27	1	626.5343
MISAMIS:				
Mambajao, Ir–250		4–16–27	1	.0121
Cagayan, Psu–44496		2– 9–27	5	49.8427
ORIENTAL NEGROS:				
Vallehermoso, Swo–9180	824	3–11–27	1	1,232.0997
PANGASINAN:				
Bayambang Cad. Ipd–92		10–11–27	182	4,051.8901
RIZAL:				
Binangonan, Ir–251	820	2–25–27	1	4.2683
Pasay, Psm–253	850	7– 5–27	1	1.5449
SURIGAO:				
Tago, Psp–24		3–11–27	1	27.8447
TARLAC:				
Tarlac, Swo–9955		6–11–27	1	291.7162
TAYABAS:				
San Narciso, Mr–111		6–20–27	1	1.5516
ZAMBALES:				
Botolan, Ir–265		11– 2–27	1	258.8825
ZAMBOANGA:				
Banga-an, Ir–211		10–27–27	1	.0255
Totals			228	11,142.5667

The number of compulsory registration cases filed from the years 1920 to 1927, inclusive, is shown in the following list:

Year	Petitions filed
1920	2
1921	22
1922	25
1923	44
1924	43
1925	32
1926	45
1927	30
Total	243

Examination of Records of Applications for the Registration of Lands or for the Judicial Confirmation of Titles Thereto.

Following the practice of the courts in referring to the Bureau of Lands for our examination the applications filed for the purpose of registering the applicants' titles to the lands involved therein, there were examined in 1927, 1,469 applications covering a total area of 25,074.3124 hectares. A more detailed statement of the work done under this heading follows:

Applicant	Number of applications
Private individuals	1,418
Corporations and associations	2
Municipal governments and municipal districts	49
Total	1,469

Province	No opposition	Area	With opposition	Area
		Hectares		*Hectares*
Abra	7	22.0643	....	....
Albay	4	31.2635	2	108.8162
Antique	1	1.8668	....	....
Bataan	3	32.6265	2	89.0177
Batangas	22	133.5703	6	951.1947
Batanes	1	1.4769	....	....
Bohol	8	25.7778	2	150.9084
Bulacan	26	400.7802	3	430.5112
Cagayan	5	17.4604	1	1,453.0296
Camarines Norte	3	153.4388	1	233.9046
Camarines Sur	30	476.9522	13	1,514.1038
Capiz	9	99.1654	2	547.0628
Cavite	7	104.0639	2	425.2007
Cebu	10	93.3641	5	747.2706
Cotabato	1	1.7753	....	....
Davao	4	17.7569	3	148.2835
Ilocos Norte	9	72.8708	....	....
Ilocos Sur	8	69.8569	....	....
Iloilo	16	230.8021	8	1,411.7734
Isabela	7	43.2625	....	....
Laguna	146	939.8691	4	263.2637
Lanao	2	42.5660	1	23.6290
La Union	5	30.8729	....	....
Leyte	6	104.0907	1	257.6739
Manila	1	9.2976	....	....
Marinduque	21	122.8868	1	215.5149
Masbate	4	21.9311	1	17.1606
Mindoro	....	14.1330	2	179.9073
Misamis	56	144.7907	2	75.8906
Mountain	6	67.8323	3	58.1452
Nueva Ecija	73	594.8926	14	1,062.6702
Nueva Vizcaya	1	8.7677	1	10.8458
Occidental Negros	2	5.9383	....	....
Oriental Negros	8	83.5393	4	1,403.2728
Pampanga	50	782.3463	8	1,207.2070
Pangasinan	408	1,581.1322	11	858.9636
Rizal	52	191.9435	4	475.4529
Romblon	1	10.3208	....	....
Samar	5	90.8863	....	....
Sorsogon	6	22.3728	....	....
Sulu	2	7.7821	....	....
Surigao	1	8.8307	....	....
Tarlac	48	505.5167	7	430.2771
Tayabas	245	1,783.8685	12	881.4457
Zambales	10	101.3104	1	72.5176
Zamboanga	....	....	2	61.4823
Totals	1,340	9,307.9140	129	15,766.3984

A comparison of the activity of this Bureau along this work in 1927 with that in 1926 gives the following result:

Items	1927		1926	
	Number of applications	Area	Number of applications	Area
		Hectares		*Hectares*
No opposition	1,340	9,307.9140	1,346	8,579.5045
With opposition	129	15,766.3984	146	17,184.5001
Totals	1,469	25,074.3124	1,492	25,764.0046

The comparative table immediately preceding shows that about as many people and entities had gone to court this year as in the year before for the purpose of having their titles to their lands perfected. It is an indication that our landholders are realizing the advantages of a Torrens title over the old Spanish titles particularly in transactions relative to the transfer of the land covered by the said titles. It is indeed a healthy sign that thousands of landholders every year are taking the initiative of having their titles registered in court rather than wait for the institution and hearing of cadastral proceedings, which, although less expensive to the individual landowners, are often delayed due to the lack of sufficient personnel in the judiciary. It is anticipated that for the ensuing years there will be a greater number of voluntary registration proceedings, in view of a recently announced policy of our state banking institution not to accept as security for loans lands not covered by Torrens titles.

Government Claims or Oppositions in Registration Proceedings of All Kinds.

In filing claims or oppositions in registration proceedings, this Office adheres to the policy of making no effort to oppose registration in cases of small land claims, unless it is shown that such lands are occupied by other persons who derive rights of possession or otherwise from the Government.

The object of those claims or oppositions is to prevent the reigstration of parcels of lands, to which, in the opinion of this Office, the registration applicants do not have a clear right, and to serve as a warning to those who attempt to acquire parcels of the public domain without the intervention of administrative proceedings.

(*a*) *Claims filed under the Cadastral Act.*—During 1927, this Bureau prepared for filing by the office of the Attorney General 60 claims in cases filed under the Cadastral Act, in which there were involved 2,379 lots containing a total area of 38,206.47883 hectares, as against 65 claims prepared and filed in 1926, referring to 999 lots with a total area of 45,439.7324 hectares.

The following table illustrates the work done under this item during the year 1927:

CLAIMS FILED IN THE COURT OF FIRST INSTANCE UNDER SECTION 1885 OF THE REVISED ADMINISTRATIVE CODE DURING 1927

Province and cadastre	G. L. R. O. Cad. Rec. No.	Date filed	Lots claimed	Area
BATAAN:				*Hectares*
Balanga Cad. No. 101, B. L. Case No. 2	179	4–13–27	17	31,105.5210
Samal Cad., B. L. Case No. 3	389	9–30–27	1	7.6056
BATANGAS:				
Tanauan Cad., B. L. Case No. 7	534	6– 7–27	4	1.5962
BULACAN:				
San Miguel Cad. 196—				
B. L. Case No. 4	707	3– 4–27	1	132.9294
Do	707	2– 9–27	1	25.0000
Do	707	2– 4–27	30	694.0594
B. L. Case No. 3	704	2– 7–27	1	1.7447
CAGAYAN:				
Abulug Cad. 197—				
B. L. Case No. 3	775	1–25–27	91	1,966.9418
B. L. Cale No. 4	785	1–25–27	250	7,481.8540
B. L. Case No. 5	782	1–26–27	123	2,387.2498
B. L. Case No. 1	764	1–17–27	14	72.4301
B. L. Case No. 2	774	1–24–27	21	228.3964
ILOCOS SUR:				
Magsingal Cad.—				
B. L. Case No. 8	459	1– 4–27	52	2,340.6123
B. L. Case No. 2	453	11–12–27	2	6.5794
Candon Cad., B. L. Case No. 10	263	3–26–27	3	43.2067
Candon Cad., B. L. Case No. 6	258	4–11–27	1	19.6444
ILOILO:				
Santa Barbara Cad. 205, B. L. Case No. 4	688	3– 3–27	7	252.2565
Santa Barbara Cad. 7–Ext., B. L. Case No. 10	796	3–24–27	2	2.9878
Calinog Cad. B. L. Case No. 2	498	3–24–27	1	4.2743
Barotac Nuevo Cad. 205, B. L. Case No. 4	688	2–28–27	16	323.2656
LANAO:				
Tamparan Cad. 111—				
B. L. Case No. 5	627	8–29–27	51	53.0681
B. L. Case No. 3	623	11–12–27	84	377.2047
B. L. Case No. 4	633	9–10–27	62	697.8343
B. L. Case No. 2	632	9– 9–27	99	390.6000
B. L. Case No. 1	620	10– 4–27	77	52.4512
LA UNION:				
Santo Tomas Cad., B. L. Case No. 1	279	12– 2–27	3	6.8124
LEYTE:				
Baybay P. S. Cad. No. 5, Case No. 1	860	11–23–27	2	1.7998
MANILA:				
Manila Cad.—				
B. L. Case No. 5	90	6– 3–27	1	.03967
B. L. Case No. 45	275	10–17–27	1	.01896
NUEVA ECIJA:				
Guimba Cad., B. L. Case No. 3	401	1–24–27	1	14.2319
Santo Domingo Cad.—				
B. L. Case No. 5	455	1–24–27	1	.5681
B. L. Case No. 4	554	5–11–27	1	19.2478
ORIENTAL NEGROS:				
Talinting Cad. 204—				
B. L. Case No. 4	816	8–25–27	87	94.0230
B. L. Case No. 3	813	8–25–27	51	65.1987
B. L. Case No. 2	810	8–18–27	85	116.0604
B. L. Case No. 1	809	8–18–27	12	5.0576
Larena Cad. 202—				
B. L. Case No. 1	823	9–10–27	3	.0339
B. L. Case No. 2	826	9– 7–27	97	21.9785
B. L. Case No. 4	828	9– 7–27	129	141.5833
B. L. Case No. 6	830	9–13–27	65	136.0985
B. L. Case No. 3	827	9–13–27	151	178.9213
B. L. Case No. 5	829	9–13–27	77	99.9120
B. L. Case No. 7	825	9–12–27	13	15.6411
PAMPANGA:				
Porac Cadastre No. 156	372	....	1	1.3148
PANGASINAN:				
Rosales Cad. No. 208, B. L. Case No. 1	702	1– 5–27	1	.0880

CLAIMS FILED IN THE COURT OF FIRST INSTANCE UNDER SECTION 1885 OF THE REVISED ADMINISTRATIVE CODE DURING 1927—Continued

Province and cadastre	C. L. R. O. Cad. Rec. No.	Date filed	Lots claimed	Area
SULU:				*Hectares*
Tandu Cadastre No. 161	804	3-23-27	18	102.7474
Do	804	4-16-27	8	51.2770
Cagayan de Sulu Cad. No. 209—				
B. L. Case No. 2	812	6-13-27	47	1,101.0441
B. L. Case No. 1	811	6-13-27	71	1,192.7100
Parang Cad. B. L. Case No. 1	494	2-23-27	1	5.3446
TAYABAS:				
Catanauan Cad., B. L. Case No. 3	766	3- 5-27	28	565.6117
Lopez P. S. Cad. No. 1—				
B. L. Case No. 7	841	9-15-27	40	463.3782
B. L. Case No. 6	....	2-16-27	47	261.8624
B. L. Case No. 5	808	10-15-27	2	2.9738
B. L. Case No. 8	840	10- 8-27	14	36.0983
ZAMBOANGA:				
Dipolog Cad. No. 85—				
B. L. Case No. 3	759	1- 3-27	18	218.7905
B. L. Case No. 2	757	1- 3-27	17	182.9981
B. L. Case No. 5	773	1- 3-27	118	6,277.4640
B. L. Case No. 1	756	1- 3-27	19	1,191.0115
B. L. Case No. 4	769	1- 3-27	138	4,966.0238
Totals	....	....	2,379	38,206.47883

(*b*) *Claims filed under sections 50 and 85 of Act No. 2874.*—In 1927, the Director of Lands filed under the provisions of sections 50 and 85 of the Public Land Law (Act No. 2874) 55 claims to 755 lots having a total area of 17,864.3438 hectares, as against the 29 claims filed in 1926, embracing 50 lots having a total area of 209.6954 hectares.

The amount of work accomplished along this line in 1927 is tabulated as follows:

CLAIMS UNDER COMPULSORY REGISTRATION CASES

Province and case	G. L. R. O. Cad. Rec. No.	Date filed	Lots comprised	Area
ABRA:				*Hectares*
Lagayan, Swo-8714, Sheets 1 and 2	776	3- 3-27	2	1.1510
Bangued, Pr-10	838	10-11-27	1	.0608
Lagangilang, Swo-9493	758	2-23-27	2	.3174
AGUSAN:				
Bunauan, Swo-10352, Ir-257	....	10-24-27	2	1.6225
ALBAY:				
Virac, Mr-122	789	2-19-27	1	.6114
Rapu-Rapu, Swo-9865	792	12-16-27 9-26-27		5.8676
ANTIQUE:				
Tibiao, Swo-9983	818	9-27-27	3	16.4341
BATAAN:				
Morong, Mr-99	608	9-14-27	1	.5191
BOHOL:				
Tagbilaran, Ir-270	856	11-23-27	3	2.0500
CAGAYAN:				
Aparri, Swo-10102	821	5-24-27	1	4,234.9733
Tuao, Swo-9643	768	6-10-27	3	11.9173
Ballesteros, Psu-36585	797	2- 9-27	3	3.2970
Gattaran, Swo-9936	854	10-27-27	2	2.0368
CAMARINES SUR:				
Pasacao, Swo-9937	814	6- 6-27	1	1.6193
CAPIZ:				
Ibajay, Swo-10214	....	11-18-27	1	.2194
CEBU:				
Sibonga, Swo-10446 (II-1367)	....	11- 8-27	2	1.0119

CLAIMS UNDER COMPULSORY REGISTRATION CASES—Continued

Province and case	G. L. R. O. Cad. Rec. No.	Date filed	Lots comprised	Area
COTABATO:				*Hectares*
Maganoy, Ir–269		11– 4–27	1	21.0311
Pikit-Pagalungan, Pr–115		11–10–27	1	.6537
Salaman, Ir–255		11–17–27	1	45.1850
ILOCOS NORTE:				
Piddig, Swo–10129		10–21–27	1	1.1415
Laoag, Mr–127	817	5–20–27	2	.3391
Bangui, Swo–9746	836	8– 8–27	1	.9957
LAGUNA:				
San Pedro, Ig–248		10–11–27	2	181.4994
San Pablo, Sc–3562	765	10–18–27	17	72.4341
LANAO:				
Kolambugan, Psu–38	799	9– 6–27	1	3.7287
Kolambugan, In–159 Amd	529	9–27–27	1	1.0000
Kolambugan, Tb–43		11– 5–27	1	56.8032
Lumbatan, II–11998	309	9–27–27	1	121.7370
Pantar, Pn–73		12–20–27	1	11.2532
Tamparan, In–177	470	10– 3–27	3	3.9912
Bayang Landing Cad. No. 91—				
B. L. Case No. 2	586	9–30–27	44	1,305.8397
B. L. Case No. 1	585	9–30–27	95	2,591.2028
B. L. Case No. 3	587	9–30–27	56	2,506.4172
Iligan, Pn–74[a]	304	9–27–27	3	13.3229
Iligan, II–13736	795	9– 6–27	5	29.2432
American Colony Site No. 10	499	10– 4–27	153	2,344.9391
Malabang, II–14151, Sts. 1, 2, 4, 9, and 11		12– 1–27	5	18.3598
Lanao Cad. No. 63—				
B. L. Case No 2	591	10– 7–27	265	899.9124
B. L. Case No. 3	590	10– 4–27	47	855.5354
LEYTE:				
Baybay, Pr–94	819	4–22–27	1	626.5343
Maasin, Pr–101 Amd	735	8–16–27	1	1.2302
MASBATE:				
Masbate, Mr–126	762	2–17–27	1	.7965
MOUNTAIN PROVINCE:				
Kiangan, Pr–99, Sheet 1	777	1–13–27	2	2.9538
Kiangan, Pr–99, Sheet 2	798	2–16–27	1	.6743
Kiangan, Pr–99, Sheet 3	779	1–10–27	1	2.9675
Kiangan, Pr–99, Sheet 4	780	1–10–27	2	.4918
ORIENTAL NEGROS:				
Vallehermoso, Swo–9180	824	9–27–27	1	1,232.0997
Dauin, Ir–252	837	9–27–27	1	.8300
RIZAL:				
Pasay, Psu–253	850	11– 4–27	1	1.5449
Binangonan, Ir–251	820	11– 4–27	1	4.2683
TARLAC:				
Tarlac, Ir–263	834	9–14–27	1	22.0696
Tarlac, Pr–105	835	10–12–27	1	44.9244
Tarlac, Swo–9955	839	11–10–27	1	291.7162
ZAMBALES:				
Botolan, Ir–265		11– 2–27	1	258.8825
ZAMBOANGA:				
Banga-an, Ir–211		10–27–27	1	1.0255
Totals			755	17,864.3438

(*c*) *Oppositions filed in voluntary registration cases.*—The number of oppositions filed in voluntary registration cases during the last five years is shown in the following list:

Year	Number
1923	159
1924	167
1925	102
1926	146
1927	129
Total	703

The foregoing figures show a variation in the number of oppositions filed during the last five years, but if their proportion to the number of voluntary registration cases instituted is considered, the percentage is almost the same.

(*d*) *Orders of investigation previous to ordinary registration cases.*—Mention is made in this report only of orders of investigation issued previous to the hearing of voluntary registration cases, because in the majority of claims filed under Act No. 2259 or sections 50 and 85 of Act No. 2874, the lands involved therein have already been investigated prior to the hearing thereof.

Properly coming under this item are 167 orders of investigation issued in 1927, as against the 181 orders issued in 1926. The decrease should not indicate a laxity in keeping a vigilant watch over the administration of the public domain, as the issuance of such orders is mainly dependent upon the number of oppositions filed in court.

Court Work Done by the Special Attorneys of the Bureau.

During the year 1927, the special attorneys of this Bureau appeared in various courts of first instance as well as in the justice of the peace courts for the purpose of representing the Director of Lands in all cases wherein he was made a party. There were also instances in which the chief of the Law Division of this Bureau appeared before the Supreme Court of the Philippine Islands in behalf of the Director of Lands in collaboration with assistant attorneys of the Bureau of Justice. This court work consists of:

(*a*) *Ordinary registration cases.*—A comparison of the ordinary registration cases handled by this Bureau in 1926 and 1927 shows the following result:

Status	Number of cases	
	1927	1926
Won	12	14
Opposition withdrawn or abandoned	18	14
Hearing postponed	34	1
Pending	8	8
Lost	1	2
Totals	73	39

(*b*) *Civil cases.*—A great majority of the civil cases handled in 1927 by the special attorneys concern with actions filed by this Office in court for the purpose of enforcing the collection of installments and interests due from friar lands purchasers who had defaulted in the payment thereof. The other civil cases refer to diverse matters, such as suits to annul the decisions of the Director of Lands, actions to eject unlawful occupants of the public domain and others. The following statement shows the status of these cases:

Status	Number of cases
Won	79
Pending decision	5
Hearing pending	5
Ready for trial	2
Bureau not a party	2
On appeal	1
Hearing not yet completed	3
Hearing postponed	2
Total	99

(*c*) *Criminal cases.*—The Director of Lands, through the special attorneys of this Bureau, appeared in 1927 as an interested party in the following criminal cases:

1. (Lost) Criminal Case No. 664, P. P. I. *vs.* Eugenio Llanes *et al.*, for violation of Act No. 3077. The prosecution did not prove the guilt beyond reasonable doubt. This is regarding enforcement of decision of the Director of Lands on Homestead Application No. 83002 for a parcel of land in Caoayan, Ilocos Norte.
2. (Won.) Criminal Case No. ————, P. P. I. *vs.* Pablo Pilariza, for coercion. This Office intervened for the accused who is a homestead applicant. The complaint was dismissed for lack of evidence.

(*d*) *Incidental proceedings.*—In connection with other cases handled by this Bureau in 1927, the Director of Lands, through his special attorneys, also intervened in 94 incidental proceedings in 1927, as against 41 in 1926, as shown in the following statement:

	1927	1926
Amendment to petitions in compulsory registration proceedings	10	2
Amendments to petitions in regular cadastral cases	14	8
Motions for the withdrawal of claims	2	1
Motions for the issuance of titles	13	11
Other motions and petitions	55	19
Totals	94	41

The Examination and Study of Court Decisions, Orders, Etc.

Against the 3,368 decisions, orders, or other pleadings examined and studied in 1926, this Office examined and studied 3,743 in 1927, which are shown in detail in the following tables:

ORDINARY REGISTRATION CASES

Month	Decisions examined	Decisions appealed	Orders or autos examined	Motions examined	Total
January	15	....	2	....	17
February	28	....	9	....	37
March	23	2	94	....	119
April	43	....	6	....	49
May	19	1	2	....	22
June	....	1	14	1	16
July	32	....	15	214	261
August	22	1	1	92	116
September	34	1	10	17	62
October	21	....	....	....	21
November	21	....	4	....	25
December	22	2	11	....	34
Totals	280	8	168	324	779

CADASTRAL CASES

Month	Decisions examined	Decisions appealed	Orders or autos examined	Motions examined	Bills of exception filed	Total
January	223	....	94	72	....	389
February	142	....	188	75	....	405
March	117	....	24	10	....	151
April	9	....	16	1	....	26
May	110	2	54	35	....	201
June	102	1	39	5	....	147
July	97	1	46	11	....	155
August	43	....	18	20	....	81
September	182	1	54	19	....	256
October	258	....	65	44	1	368
November	210	2	27	29	....	268
December	366	1	37	15	....	419
Totals	1,859	8	662	336	1	2,866

COMPULSORY REGISTRATION CASES

Month	Decisions examined	Decisions appealed	Orders or autos examined	Motions examined	Total
January	1	....	....	....	1
February	9	....	4	2	15
March	1	....	....	....	1
April	3	....	1	....	4
May	6	....	....	2	8
June	7	....	17	....	24
July	3	....	....	....	3
August	....	....	....	....	....
September	....	....	4	....	4
October	39	1	2	....	42
November	6	....	....	....	6
December	6	....	....	....	6
Totals	81	1	28	4	114

It will be seen from the foregoing tables that this Office recommended the prosecution of 16 appeals during the year 1927, as against the 24 recommended in 1926.

Below is an enumeration of the land registration cases decided during the year 1927, by the Supreme Court, in which the Director of Lands was either an appellant or appellee:

1. (Won.) Appeal from the decision of the Court of First Instance of Occidental Negros in G. L. R. O. Cadastral Record No. 284, adjudicating lot No. 1429 to one Martino Tombis Triño. Lot No. 1429 has an area of 1,116 hectares and is covered with a first-class commercial forest valued at several million pesos. The Supreme Court in *banc* reversed the decision of the Court *a quo* and declared the lot in question public land.
2. (Partly won.) Appeal from the decision of the Court of First Instance of Bataan in G. L. R. O. Record No. 27201, Inocencio David, applicant, adjudicating to the said application all the land applied for. The Supreme Court excluded the portions covered by the homesteads of Anastacio Mendoza and Felipe Garcellano from the land adjudicated to David.
3. (Lost.) Appeal from the decision of the Court of First Instance of Laguna in G. L. R. O. Record No. 15052, Dominador Delfino *et al.*, applicants, in which the land applied for was adjudicated to the applicants. The Supreme Court affirmed the decision of the court *a quo*. As a result of said decisions 28 free-patent applications involved therein were rejected.
4. (Lost.) Appeal from the decision of the Court of First Instance of Albay in G. L. R. O. Cadastral Record No. 355, adjudicating lot No. 6027 of said case to the Roman Catholic Bishop of Nueva Caceres. The Supreme Court affirmed the decision of the lower court.
5. (Lost.) Appeal from the decision of the Court of First Instance of Pangasinan in G. L. R. O. Record No. 26231, Severino Abrena, applicant, adjudicating the land applied for to the said applicant. The Supreme Court affirmed the aforesaid decision.
6. (Partly won.) Appeal of the Roman Catholic Archbishop of Manila from the decision of the Court of First Instance of Tarlac in G. L. R. O. Cadastral Record No. 203, Victoria Cadastre, declaring lots Nos. 2737, 2738, 2959, and 2960 public plaza. The Supreme Court modified the aforesaid decision by adjudicating lots Nos. 2959 and 2960 to the appellant Roman Catholic Archbishop of Manila.
7. (Won.) Appeal of Francisco Mateo *et al.*, from the decision of the Court of First Instance of Tarlac in G. L. R. O. Cadastral Record No. 228, Victoria Cadastre, declaring losts Nos. 1773, 1774, 1775, 1776, 1890, and 1891 public lands. The Supreme Court in a decision promulgated on September 6, 1927, affirmed the decision appealed from.
8. (Won.) Appeal filed by Teodora Velasco from the decision of the Court of First Instance of Tarlac in G. L. R. O. Cadastral Record No. 228, Victoria Cadastre, declaring lots Nos. 1631–A, 1633-A, and 1632-A of the aforesaid case public land. The Supreme Court affirmed the decision of the court *a quo*.

9. (Lost.) Appeal from the decision of the Court of First Instance of Occidental Negros in G. L. R. O. Cadastral Record No. 519, San Carlos Cadastre, adjudicating lots Nos. 3001, 3003, 3004, 3005, 3006, 3007, and 3008, which are claimed by the Director of Lands, to the heirs of Francisco Solidarios. The said decision was affirmed by the Supreme Court in a decision promulgated on November 11, 1927.

10. (Partly won.) Appeal of Juana Aguirre from the decision of the Court of First Instance of Albay in G. L. R. O. Cadastral Record No. 355, Albay, Cadastre, adjudicating lot No. 14837 thereof to the Insular Government. The Supreme Court modified the aforesaid decision in the sense that Juana Aguirre is entitled to register in her name three hectares of the said lot and that a new plan should be presented showing the land adjudicated to her.

11. (Lost.) Appeal from the decision of the Court of First Instance of Albay in G. L. R. O. Cadastral Record No. 355, Albay Cadastre, adjudicating lots Nos. 14832 and 14833 to Feliza Fernandez and Pedro Babillo *et al., respectively*. The Supreme Court affirmed the decision appealed from.

12. (Lost.) Appeal filed by the Roman Catholic Church from the decision of the Court of First Instance of Albay in G. L. R. O. Cadastral Record No. 465, Camalig Cadastre, declaring lots Nos. 6076 and 8189 thereof as public land. The Supreme Court reversed the decision of the court *a quo* and declared the lands in question the property of the appellant, the Roman Catholic Church.

13. (Won.) Appeal filed by Basilio Villacorta from the decision of the Court of First Instance of Nueva Ecija in G. L. R. O. Cadastral Record No. 281, Rizal Cadastre, declaring lots Nos. 750, 751, 752, 753, 754, 1653, 1654, 1655, and 1656 thereof public land, which are covered by the homestead application of Romana Agtual. The Supreme Court affirmed the decision of the court *a quo* with costs.

MISCELLANEOUS AND OTHER LEGAL WORK

The Study and Preparation of Opinions on Legal Queries.

A statement of the number of written opinions rendered by this Bureau from the year 1924 to 1927 is hereunder given:

Year	Number
1924	46
1925	40
1926	37
1927	34
Total	157

The amount of work accomplished in the matter of rendering opinions is dependent upon the number of queries coming from private persons as well as Government officials regarding the disposition of public lands and other matters concerning this Bureau. To these written opinions may also be added the legal advice given verbally and off-hand by responsible officials of this Bureau, in answer to questions made by persons who would rather prefer to come personally to this Office than submit their queries in writing. Such verbal opinions do not, of course, carry with them the seal of official approval, and the profounders of the queries were made so to understand.

Preparation of Bills.

As against the seven bills prepared in 1926, only one was prepared in 1927, the title of which reads as follows: An Act amending section eighteen hundred and forty-six of Act Numbered Twenty-seven hundred and eleven commonly known as Administrative Code by making it a duty of provincial boards to provide the district land officers with the necessary office space, supplies, and materials."

Comment on Bills Referred to the Bureau.

There were referred to this Bureau this year for comment 21 bills of the Seventh Philippine Legislature, Third Session, as against the 31 bills in 1926. The titles of the bills commented upon in 1927 are shown in the enumeration that follows:

1. *S. B. No. 388.*—An Act granting portions of the public domain to the University of the Philippines and for other purposes.
2. *S. B. No. 403.*—An Act authorizing the Secretary of Agriculture and Natural Resources to sell certain lands of the private domain of the Government of the Philippine Islands.
3. *S. B. No. 421.*—An Act to create a board of agricultural and industrial survey of Mindanao and the Sulu Archipelago to make a study and survey of the agricultural lands and industrial resources of said islands.
4. *S. B. No. 450.*—Ley que autoriza el establecimiento de colonias agrícolas en Mindanao y otras provincias del Archipiélago para ser cultivadas por los graduados de los colegios de agricultura reconocidos por el Gobierno, y destina fondos al efecto.
5. *C. R. No. 221.*—Ley que establece colonias agrícolas en Mindanao, Palawan y Joló, crea al efecto una junta de colonias agrícolas, y provee a otros fines.
6. *C. R. No. 406.*—Ley declarando pastos públicos todos los terrenos públicos comúnmente conocidos por cogonales, no dispuestos de otro modo, en la subprovincia de Catanduanes, provincia de Albay.
7. *C. R. No. 1909.*—Ley declarando que las contribuciones y recargos que se han de pagar por rescate o recompra de terrenos confiscados comprendan tan sólo la contribución original en virtud de cuya falta de pago tuvo efecto el decomiso o confiscación y sus recargos incidentales, enmendando a este fin el artículo trescientos ochenta del Código Administrativo.
8. *H. B. No. 1932.*—An Act creating a board of economic development of Mindanao, providing for a control survey thereof, and for other purposes.

9. *C. R. No. 1944.*—Ley que destina la suma de treinta mil pesos para la compra de la parte urbana de la hacienda de Dinalupihan propiedad de la Sagrada Mitra ubicada en el municipio de Dinalupihan, Provincia de Bataan, por el Gobierno Insular, con el fin de venderla por parcelas a sus actuales terratenientes.

10. *C. R. No. 2011.*—Ley permitiendo la recompra a plazos de las propiedades confiscadas por morosidad en el pago de la contribución territorial, enmendando a este fin el artículo trescientos ochenta del Código Administrativo Revisado.

11. *C. R. No. 2045.*—Ley aumentando temporalmente el personal subalterno de la Oficina de Terrenos destinado para la inspección, medición y aprobación de *homesteads* y votando para dicho fin la suma de sesenta mil pesos, para salarios, gastos de viaje y equipos.

12. *H. B. No. 2091.*—An Act providing for the establishment of public land settlements, for the creation of a reimbursable fund for the promotion of agricultural pursuits upon the said settlements, and for other purposes.

13. *C. R. No. 2103.*—Ley transfiriendo a la Oficina General del Registro de Terrenos la dirección de las mediciones de terrenos de dominio público y demás propiedades públicas, las mediciones catastrales y las mediciones oficiales de propiedad particular.

14. *C. R. No. 2104.*—Ley que autoriza a los dueños de bienes inmuebles confiscados por morosidad en el pago de la contribución territorial a rescatar los mismos dentro del plazo de cinco años, enmendando a este efecto el Código Administrativo.

15. *C. R. No. 2465.*—Ley que apropia la suma de diez mil pesos de los fondos de los terrenos de los frailes destinados para obras públicas, para la construcción de una carretera que conecte al barrio de Santo Domingo, del municipio de Sta. Rosa, Laguna, con la carretera Santa Rosa–Cabuyao de dicha provincia.

16. *H. B. No. 2631.*—An Act to amend section three hundred and forty-four of Act Numbered Twenty-Seven hundred and eleven, known as the Administrative Code.

17. *C. R. No. 2678.*—Ley que prescribe que todas las escuelas agrícolas que se establezcan en adelante y las ya establecidas se provean en sus alrededores de suficiente extensión de terreno para su distribución en forma de "homestead" a los alumnos, y provee a otros fines.

18. *H. B. No. 2727.*—An Act authorizing the Director of the Bureau of Lands to sell certain lots in the barrios of San Roque, Tinago, Tihero, and Panting in the City of Cebu, to their original possessors and claimants as successors in interest and for other purposes.

19. *C. R. No. 2782.*—Ley castigando los abusos de los administradores o sus agentes de terrenos confiscados por el Gobierno por morosidad en el pago de la contribución territorial.

20. *C. R. No. 2858.*—Ley que enmienda el artículo mil ochocientos cincuenta y dos del Código Administrativo Revisado.

21. *C. R. No. 3063.*—Ley disponiendo la venta en lotes y a plazos a sus actuales ocupantes de los terrenos del Gobierno Insular situados en los distritos de San Nicolas y Tondo, Manila, hacia lo largo de la orilla del mar.

Laws Enacted in 1927 Affecting the Bureau of Lands.

It should be of great interest and importance to mention herein the laws passed in 1927 by the Philippine Legislature affecting the Bureau of Lands. Their titles read as follows:

1. *Act No. 3346.*—An Act to amend sections forty-two and forty-four of Act Numbered Twenty-eight hundred and seventy-four, known as the Public Land Act.
2. *Act No. 3362.*—An Act to amend section one hundred and twenty-seven of Act Numbered Four hundred and ninety-six by adding thereto certain provisos tending to insure the authenticity of instruments acknowledged before a notary when such instruments consist of two or more pages and relate to the sale, assignment, conveyance, or mortgage of two or more parcels of land.
3. *Act No. 3364.*—An Act creating a committee for the purpose of making an economic survey of Mindanao and Sulu.
4. *Act No. 3371.*—An Act authorizing the Director of Lands to sell certain lots in the barrios of San Roque, Tinago, Tihero, and Panting, in the City of Cebu, to their original possessors and claimants or successors in interest and for other purposes.
5. *Act No. 3393.*—An Act to penalize abuses on the part of the administrators, or their agents, of land seized by the Government for delinquency in the payment of the land tax.

The Custody of Spanish Documents.

As in previous years, the Law Division of this Bureau had in 1927 continued rendering service to the public by giving out information regarding the Spanish documents on land matters. Inquiries relative to such documents were frequent, especially from applicants in land registration proceedings who tried to discover in our records any title which may serve as a basis of their right, as well as from opponents who were prompted by the necessity of verifying from those records papers in support of their opposition.

The Preparation and Keeping of Digest of Decisions, Rulings, and Opinions.

The records of the opinions, rulings, and decisions of the Director of Lands are every year becoming voluminous so much so that it has been found necessary to condense them in the form of syllabi or digests. For this purpose, as soon as circumstances permit, a law clerk would be detailed exclusively to the preparation of a digest of not only the rulings, opinions, and decisions of the Director of Lands but also of those of the Secretary of Agriculture and Natural Resources, the Attorney-General, and the Supreme Court.

FRIAR LANDS AND SAN LAZARO ESTATES

DISPOSITION OF FRIAR LANDS ESTATES

Sales of Vacant Lots.

During the year 1927, a record three times as high as that reached the year before was made in the sale of friar lands estates, a fact evidencing the great interest the people are taking in bettering their economic condition at least in the areas where these lands are located. It is anticipated, however, that in the next few years to come the sales would be slow by reason of the fact that the remaining unsold portions, on account of their great distance from the roads and irrigation systems, are not as desirable as those which have already been disposed of. The lots sold during the fiscal year 1927 were 446 in number, having an area of 1,554.5114 hectares, and a total sales value of ₱203,149.20, as shown in the following table:

Estate	Number of lots	Area	Value
		Hectares	
Biñan	1	.0779	₱95.20
Calamba	7	65.0871	5,931.00
Imus	37	429.8241	59,696.00
Isabela	3	578.0561	21,445.00
Lolomboy	37	52.4974	12,777.00
Malinta	1	.1493	4.00
Muntinlupa Extension	131	66.5095	8,700.00
Naic	5	29.3338	4,973.00
San Francisco de Malabon	4	74.4762	8,299.00
Santa Cruz de Malabon	8	56.3848	11,065.00
Santa Maria de Pandi	16	91.1348	10,305.00
Talisay–Minglanilla	198	110.9804	59,859.00
Totals	446	1,554.5114	203,149.20

The lands comprising the Muntinlupa Extension, herein above mentioned, cover those newly acquired lots alongside the Laguna Bay, immediately adjoining the Muntinlupa Estate.

With the exception of the estates of Calamba, Imus, Isabela, Lolomboy, Naic, San Francisco de Malabon, Santa Cruz de Malabon, Santa Maria de Pandi, and Talisay–Minglanilla, where there are still some vacant lands, all the others of the 23 Friar lands estates had already been entirely disposed of. The following table illustrates a comparative record of the sales made during the preceding four years, 1923 to 1926:

Years	Number of lots	Area	Value
		Hectares	
1923	233	213.5974	₱53,884.00
1924	380	775.6712	94,978.00
1925	163	1,540.3378	113,039.00
1926	159	893.6230	102,576.20

Lands Sold and Fully Paid up.

During the year covered by this report, there were paid up in full from the lands previously sold under the installment plan 887 lots, covering a total area of 760.9463 hectares, valued at ₱162,389.16. These fully paid lots are distributed as follows:

Estate	Number of lots	Area	Value
		Hectares	
Banilad	31	38.2115	₱5,940.00
Binagbag	1	.1112	22.00
Biñan	67	102.1357	20,350.00
Calamba	56	76.0017	15,690.00
Dampol	17	6.7414	2,261.93
Guiguinto	22	30.7959	5,882.09
Imus	50	30.2775	8,772.60
Isabela	41	42.1911	1,964.46
Lolomboy	69	52.4751	12,302.00
Malinta	39	78.6250	9,674.00
Muntinlupa	27	37.5487	2,602.00
Naic	27	15.8078	4,188.00
Piedad	7	14.6443	1,747.00
San Francisco de Malabon	32	17.2618	5,875.00
Santa Cruz de Malabon	19	6.0546	2,590.00
Santa Maria de Pandi	69	69.3008	9,353.00
Santa Rosa	78	45.1835	12,358.00
Tala	3	11.7987	767.00
Talisay-Minglanilla	232	85.7800	40,050.08
Totals	887	760.9463	162,389.16

It may also be mentioned that 314 lots of the Banilad Estate, with a total area of 646.4807 hectares and a total sales value of ₱37,521, which lots were formerly reserved for the provincial government of Cebu, under Executive Orders Nos. 20 and 32, dated June 2, 1918, and September 21, 1921, respectively, were definitely purchased and paid for in full by the said provincial government of Cebu during the latter part of the year 1921; however, it was only during the present year when the necessary contracts were executed and approved, so that these lots are now only awaiting issuance of the corresponding deeds of conveyance.

The following table shows a comparative statement of the lands paid up in full during the last four years:

Years	Number of lots	Area	Value
		Hectares	
1923	884	459.1841	₱98,834.44
1924	936	733.8024	153,258.60
1925	909	874.3862	171,166.70
1926	1,005	1,580.6207	210,988.62

Deeds of Conveyance Perfected.

As provided in section 12 of Act No. 1120, for every estate lot the sale value of which has been paid up in full, this Office issues the corresponding deed of conveyance to the purchaser concerned. During the current year 1927, this Office issued 1,044 deeds of conveyance, covering 1,045 lots, containing an aggregate area of 1,329.2698 hectares at a total sale value of ₱204,703.18 as shown in the following table:

Estate	Number of deeds	Number of lots	Area	Value
			Hectares	
Banilad	43	43	41.6819	₱8,801.68
Binagbag	3	3	2.4748	272.22
Biñan	38	38	41.5563	11,683.14
Calamba	5	5	6.8597	1,987.12
Dampol	31	31	10.1814	3,559.17
Guiguinto	28	28	32.9312	6,875.57
Imus	117	117	60.4849	34,032.86
Lolomboy	126	126	65.4800	15,777.16
Malinta	95	95	136.0020	19,984.48
Muntinlupa	26	27	24.6538	1,752.34
Naic	32	32	20.4237	5,726.00
Orion	9	9	19.8020	2,215.38
Piedad	29	29	58.8483	6,274.84
San Francisco de Malabon	20	20	26.0093	4,728.30
Santa Cruz de Malabon	27	27	18.3022	5,198.72
Santa Maria de Pandi	119	119	123.9600	21,635.40
Santa Rosa	34	34	9.2273	3,613.83
Santa Rosa Detached	4	4	.2061	280.00
Tala	63	63	577.3847	23,206.45
Talisay–Minglanilla	195	195	52.8002	27,098.25
Totals	1,044	1,045	1,329.2698	204,703.18

A statement of the total number of deeds perfected during the last four years is shown herein as follows:

Years	Number of deeds	Number of lots	Area	Value
			Hectares	
1923	847	860	378.9032	₱91,359.62
1924	1,249	1,270	695.7281	158,879.28
1925	1,062	1,070	857.6206	153,076.03
1926	644	677	1,040.3067	154,065.85

The aforementioned instruments of conveyance are periodically transmitted to the respective registers of deeds in the provinces wherein the lands concerned are located for the issuance of the corresponding Torrens titles. It is to be noted in this connection that, at the beginning of the present fiscal year, there were 166 deeds awaiting issuance of the corresponding Torrens titles, and during this year, a total of 1,044 deeds was released and sent to the different registers of deeds in the Islands for issuance of titles. During the same period, 1,158 Torrens titles were issued by these registers of deeds, thereby leaving in their possession by the end of the present year a total of 52 deeds awaiting issuance of the corresponding titles.

The following table shows the status of the different estates with deeds of conveyance, pending issuance of titles at the end of the present fiscal year:

Register of deeds of—	Number of deeds pending issuance of titles beginning 1927	Number of deeds released to register during 1927	Number of titles issued during 1927	Number of deeds pending issuance of titles for the year ending 1927
BATAAN:				
Orion		9	9	
BULACAN:				
Binagbag		3	3	
Dampol	5	31	36	
Guiguinto	13	28	39	2
Lolomboy	7	126	127	6
Malinta	3	95	95	3
Santa Maria de Pandi	52	119	164	7
CAVITE:				
Imus	21	117	126	12
Naic	2	32	33	1
San Francisco de Malabon	8	20	27	1
Santa Cruz de Malabon	2	27	27	2
CEBU:				
Banilad	6	43	48	1
Talisay–Minglanilla	20	195	214	1
LAGUNA:				
Biñan		38	32	6
Calamba	4	5	4	5
Santa Rosa	17	34	49	2
Santa Rosa Detached	2	4	6	
RIZAL:				
Muntinlupa	1	26	25	2
Piedad	2	29	30	1
Tala	1	63	64	
Totals	166	1,044	1,158	52

COLLECTIONS

Sources of Income.

The financial returns accruing to the Friar Lands Sinking Funds are largely derived from the sales of the friar estates lots, as shown under the subheadings "Sales of vacant lots" and "Lands sold and fully paid up." Other sources of income which may be mentioned are the collections from interest on deferred payments, irrigation fees and miscellaneous receipts. Income derived from the amortization payments due on lands sold out decreases from year to year, by reason of the fact that when these lands have been fully paid up, the income receivable therefrom automatically disappears. The following statement shows the status of the collections made from these different sources during the current year:

Estate	Sale	Interest	Irrigation	Miscellaneous	Total
Banilad	₱2,831.10	₱439.62	....	₱119.00	₱3,389.72
Binagbag	317.00	60.92	....	....	377.92
Biñan	25,620.67	2,859.06	₱1,146.31	59.00	29,685.04
Calamba	76,720.70	18,735.86	128.80	343.00	95,928.36
Dampol	8,579.23	1,216.83	....	6.00	9,802.06
Guiguinto	5,923.00	481.11	....	....	6,404.11
Imus	121,528.94	40,644.51	600.53	544.77	163,318.75
Isabela	33,695.76	17,447.51	....	449.40	51,592.67
Lolomboy	52,153.08	9,737.35	458.02	87.50	62,435.95
Malinta	24,550.22	2,873.15	....	35.00	27,458.37
Muntinlupa	1,868.70	131.16	....	45.00	2,044.86
Naic	27,773.55	4,900.30	1,858.45	240.00	34,772.30
Orion	899.14	71.23	....	3.00	973.37
Piedad	23,202.86	5,194.57	....	65.00	28,462.43
San Francisco de Malabon	47,463.64	14,013.73	1,072.58	591.50	63,141.45
San Jose	29,846.00	10,744.56	....	....	40,590.56
San Marcos	565.60	135.75	....	....	701.35
Santa Cruz de Malabon	33,531.28	6,474.20	210.63	1,092.11	41,308.22
Santa Maria de Pandi	65,794.55	13,834.01	204.35	153.00	79,985.91
Santa Rosa	65,429.70	10,948.64	275.66	63.76	76,717.76
Tala	12,803.68	1,562.67	....	16.00	14,382.35
Talisay-Minganilla	75,417.10	23,521.18	....	646.99	99,585.27
Totals	736,515.50	186,027.92	5,955.33	4,560.03	933,058.78

The following statement shows the comparative standing of collections from the same sources during the past four years:

Years	Sale	Interest	Irrigation	Miscellaneous	Total
1923	₱680,886.01	₱230,436.39	₱1,454.89	₱2,451.09	₱915,228.38
1924	740,815.56	237,360.35	1,922.26	3,284.14	983,382.31
1925	732,639.07	218,639.02	2,502.01	3,437.02	957,217.12
1926	743,967.37	195,039.54	4,943.95	5,250.25	949,201.11

Permits.

Another source of revenue derived from the administration of friar lands are the fees collected for the issuance of provisional permits, for a period of not more than one year, for such special purposes as the cultivation of vacant lands for grazing, the use of water for irrigation purposes, etc. The following table gives the different kinds of permits issued during the present year:

Kinds of permits	Banilad	Isabela	Lolomboy	Santa Maria de Pandi	Talisay-Minglanilla	Total
Beachland			6	10	11	27
Caiñgin		117				117
Abandoned streets	8					8
Coconut					19	19
Nipa					3	3
Foreshore					2	2
Basta		20				20
Vacant lots					5	5
Firewood					1	1
Raised Bed					15	15
Grand total						217

SUITS

As a last recourse of enforcing collections, this Office institutes court action against delinquent purchasers of friar estate lots, on which the annual installments and interest thereon have not been paid for three years or more. Before taking such step, however, the delinquent holders or tenants are given all opportunity compatible with the law and regulations to settle their delinquencies, in order to prevent forfeiture of lands, and only those extreme cases of indifference or neglect are taken to the courts. Also efforts are being exerted by this Office to enter into some kind of compromise with the said delinquent purchasers by accepting their partial payments on installments or full payments of interest due. This procedure accomplishes two things advantageous to the Government, namely, it avoids court expenses, as the filing of suits is done away with, and it encourages delinquent purchasers to pay the most they can. At the beginning of the current year, there were 82 civil cases pending execution of judgment in court, and during the same year 69 cases were registered in court. Out of the total number of cases pending judgment, there were 7 cases settled in court and 16 cases settled by compromise, making in all 128 cases still pending settlement, at the end of the year. At the close of the year, the total amount sued for reached ₱54,968.02. The following table shows the status of these cases:

Estate	Pending beginning 1927	Filed during 1927	Settled by court	Settled by compromise	Pending at the close of 1927	Amount sued for
Calamba	14	1	5	2	8	₱5,413.19
Imus	11	32		4	39	12,249.44
Lolomboy	2		2			971.33
Naic	6	36			42	28,098.80
Piedad	1			1		503.01
Santa Cruz de Malabon	12				12	541.10
Santa Maria de Pandi	15			9	6	1,976.94
Santa Rosa	4				4	439.77
Talisay–Minglanilla	17				17	4,774.44
Totals	82	69	7	16	128	54,968.02

Assignments and Transfers.

Not infrequently, lands sold to individuals and corporations are transferred from one purchaser to another, in which case, this Office executes the corresponding instruments, ordinarily known as contracts of assignment and transfer. These assignments and transfers take place generally under the following conditions:

(*a*) Sale of a given lot or part thereof by its actual holder for a valuable consideration.

(*b*) Sale of the land or portion thereof in favor of a third party because of the inability on the part of the actual holder, pressed by unfavorable circumstances, to continue paying the installments and interest due to the Government for the sale price of the lands.

(*c*) Transfer of possession and rights to a land by reason of the death of its original purchaser or actual holder, so that the contract and obligations attached thereto are assumed by the heir or heirs in interest. As shown in the following table, the total number of assignments and transfers, executed and approved during the year covered by the present report, ascended to 2,153 covering a total area of 6,535.3682 hectares:

Estate	Number of assignments	Area
		Hectares
Banilad	12	7.2379
Binagbag	3	2.7538
Biñan	70	100.8161
Calamba	262	987.9760
Dampol	17	90.0520
Guiguinto	15	14.2025
Imus	239	1,124.5635
Isabela	14	61.8030
Lolomboy	297	485.6741
Malinta	106	280.3924
Muntinlupa	50	236.1935
Naic	72	191.2121
Orion	9	19.4806
Piedad	75	407.8827
San Francisco de Malabon	106	885.6195
Santa Cruz de Malabon	62	307.6018
Santa Maria de Pandi	279	599.8287
Santa Rosa	102	155.7159
Tala	31	253.9937
Talisay–Minglanilla	332	322.3684
Totals	2,153	6,535.3682

Renewal of Sales Contracts.

Another phase of work constituting a part of the activities of this Office is the execution from time to time of renewal sales contracts, on account of the subdivision of a given lot under contract into two or more parcels, with the purpose in view of enabling the original puchaser or actual holder thereof to alienate or transfer part of his holding in favor of a third party to whom he may have sold a portion of said holding. When this is done, the original contract is cancelled, and a new one issued in lieu thereof. While by so doing the original purchaser or actual holder of the lot is being accommodated, yet the subdivision does not entail any additional expense to the Government, inasmuch as the cost thereof, together with the corresponding administrative expenses involved therein is borne by the contracting party or parties, in accordance with the provisions of section 45 of the revised Friar Lands Administration Regulations. During the present year, there were executed and approved 198 renewal sales contracts, covering an equal number of subdivisional lots containing an area of 582.2897 hectares, as illustrated by the facts tabulated as follows:

Estate	Number of original lots	Number of resulting lots by subdivision	Area
			Hectares
Banilad	1	2	.1578
Biñan	7	16	22.2879
Calamba	33	84	76.6072
Dampol	2	2	78.5154
Imus	3	8	23.1179
Lolomboy	3	7	21.2644
Muntinlupa	1	4	1.0945
Piedad	14	43	216.9496
San Francisco de Malabon	1	2	5.2874
Santa Maria de Pandi	2	5	11.2160
Santa Rosa	3	7	13.8880
Tala	6	12	110.4073
Talisay-Minglanilla	2	6	1.4965
Totals	78	198	582.2897

Reversion of Friar Lands by Cancellation of Contracts.

Time and again this Office is being confronted with problems involving the cancellation of original sales contracts and the consequent reversion of the lands covered by such contracts to the Government, only then to be resold as vacant lands at their original values plus the interest due thereon. The motives leading to the confiscation of such lands by the Government are largely traceable to the following circumstances:

(*a*) Delinquency or non-payment of installments and interest due on lands purchased.

(*b*) Voluntary relinquishment of lands by purchasers.

(*c*) Correction or adjustment of the original area of a given lot due to erroneous survey thereof, or to the destruction of the land caused by water.

(*d*) Court execution following suits filed against delinquent holders.

(*e*) Foreclosure of chattel mortgages affecting lands for non-payment of loans or interest thereon.

(*f*) Failure by purchasers to develop and cultivate lands under five-year contracts, and to pay thereafter the installments due thereon.

At the close of the present year, 24 sales contracts were cancelled, covering an equal number of lots with a total area of 1,018.8603 hectares, valued at ₱103,603. Hereunder is a statement of cancelled contracts affecting those lots distributed among the different estates:

Estate	Number of lots	Area	Value
		Hectares	
Banilad	1	.0124	₱54.00
Imus	5	174.2658	15,671.00
San Francisco de Malabon	7	397.7031	33,914.00
Santa Cruz de Malabon	11	446.8790	53,964.00
Totals	24	1,018.8603	103,603.00

Identification of Lot Boundaries.

Among the important features characterizing the administration of the friar lands is the settlement of land disputes arising from conflicts in the boundaries of the respective holdings of friar lands purchasers or occupants. As already commented in previous reports, when the original surveys of the friar lands were made and the estates were subdivided into parcels, monuments were not then placed to indicate the corners, determining the boundaries of these parcels, possibly to prevent the increase in the costs of the parcels to the purchasers. This fact is largely responsible for the many cases of land controversies among the landholders. On the other hand, the constant changes of ownership through transfers of possessions and sales contracts from one purchaser to another contribute a great deal to the difficult task of conducting ocular inspections and investigations on the part of our field representatives, a condition fundamentally essential to the proper determination and disposition of land controversies of this nature. In this connection, the Government generally commits itself to the obligation of shouldering the expenditures incident to the identification of lot boundaries with a view to settling conflicts. Whenever feasible, this Office always aims at bringing boundary disputes to an amicable settlement. In a few cases, however, when contending parties prefer to take the matter to the court, this Office has invariably refrained from taking any active participation therein but simply waits for the said court to decide them abiding by its decision thereon. Nevertheless, in many instances, cases are investigated administratively, and finally settled to the entire satisfaction of the parties to the controversy. At the close of this fiscal year, there were 81 cases brought to the attention of this Office of which 42 cases were administratively settled to the full satisfaction of the parties concerned, so that 39 cases still remain unsettled. Not a single case was filed in court this year.

The following table shows the distribution of the above cases among the different estates:

Estate	Number of cases		
	Received	Settled	Pending
Biñan	1	1	....
Calamba	1	1	....
Dampol	1	....	1
Imus	21	12	9
Lolomboy	16	7	9
Malinta	3	3	....
Muntinlupa	2	2	....
Naic	4	3	1
Piedad	3	2	1
San Francisco de Malabon	2	1	1
Santa Cruz de Malabon	2	....	2
Santa Maria de Pandi	21	7	14
Tala	2	2	....
Talisay–Minglanilla	2	1	1
Totals	81	42	39

Sale of Lands Under the Five-Year Cultivation Plan.

Purchasers, at their option, acquire friar estate lots under the five-year cultivation plan, in which case, pursuant to the provisions of section 50 of the revised Friar Lands Administration Regulations, the tenant of a certain lot should develop each year at least one-fifth of the area applied for until the entire area shall have been cleared and developed within five years. In cases where tenants are unable to comply with such a requirement, this Office with due authority granted by the Secretary of the Department of Agriculture and Natural Resources, proceeds to the cancellation of the contracts covering those lands. The following figures show the number of lots and total area vacated during the present year for failure of holders to cultivate:

Estate	Number of lots	Area	Appraised value
		Hectares	
Imus	5	174.2658	₱15,671.00
San Francisco de Malabon	7	397.7031	33,914.00
Santa Cruz de Malabon	11	446.8790	53,964.00
Totals	23	1,018.8479	103,549.00

Summary.

A summary of the actual status of all the lands sold and unsold within the 23 friar lands estates at the close of the fiscal year 1927 is shown in the following table:

Disposition	Number of lots	Area	Value
		Hectares	
1. Total of lands sold and fully paid up (see Table I, *infra*)	23,113	18,600.3539	₱2,699,475.12
2. Total of lands sold and partially paid up (see Table II, *infra*)	26,166	114,015.7660	16,326,090.50
3. Total of lands vacant and unsold (see Table III, *infra*)	2,060	21,099.0627	2,055,397.00
4. Total of lands technically vacant and temporarily reserved for the Bureaus of Agriculture and Forestry (see Table IV, *infra*)		[1] 1,054.9961	[1] 46,463.00
Totals	51,339	153,715.1826	21,080,962.62

[1] These are included in (3) total of lands vacant and unsold.

TABLE I.—*Statement of lands sold and fully paid representing 12.1 per cent of the total area of the entire friar lands estates*

Estate	Number of lots	Area	Value	Percentage
		Hectares		
Banilad	1,262	1,661.6057	₱240,240.54	88.5
Binagbag	450	213.9517	18,543.95	75.8
Biñan	2,517	637.9084	241,512.51	17.9
Calamba	1,371	2,426.3382	389,900.67	18.1
Dampol	208	40.7967	15,306.25	4.4
Guiguinto	448	258.8523	57,748.48	27.8
Imus	2,807	718.6742	279,803.79	4.1
Isabela	234	1,027.7006	54,770.98	5.6
Lolomboy	2,228	754.1428	174,360.42	14.9
Malinta	472	402.5295	52,104.86	11.4
Matamo	1	11.7290	2,441.00	100
Muntinlupa	1,259	1,601.2024	75,332.21	56.7
Naic	1,046	200.6194	70,980.92	2.7
Orion	586	612.0823	88,458.92	64
Piedad	247	322.6220	36,711.25	8.4
San Francisco de Malabon	1,524	569.6716	138,234.46	5.4
San Jose	1	4,200.0000	137,080.00	18.6
Santa Cruz de Malabon	636	169.1119	68,022.54	1.7
Santa Maria de Pandi	2,050	1,099.1237	174,145.42	10.8
Santa Rosa	1,378	257.6501	93,398.07	4.7
Tala	607	920.0789	52,807.59	13.1
Talisay–Minglanilla	1,781	493.9625	237,570.29	6
Totals	23,113	18,600.3539	2,699,475.12	12.1

TABLE II.—*Statement of lands sold and partially paid representing 74.1 per cent of the total area of the friar lands estates*

Estate	Number of lots	Area	Value	Percentage
		Hectares		
Banilad	174	213.5574	₱91,931.03	11.4
Binagbag	45	67.8582	7,512.44	24.2
Biñan	747	2,925.3681	516,205.88	82
Calamba	2,396	9,978.5564	1,666,841.55	74.5
Dampol	169	885.6948	169,464.11	95.6
Guiguinto	239	671.1413	143,588.63	72.2
Imus	3,434	13,526.9919	2,436,798.49	78.8
Isabela	54	10,771.4238	591,171.12	59.1
Lolomboy	2,567	4,251.9999	1,197,474.93	84.5
Malinta	1,048	3,111.2745	556,960.90	88.5
Muntinlupa	135	971.5916	54,011.96	34.6
Naic	1,277	6,250.8773	1,137,716.95	85.9
Orion	80	343.3918	36,845.29	36
Piedad	661	3,489.9278	478,810.58	91.6
San Francisco de Malabon	1,693	9,934.2897	1,304,041.27	89.2
San Jose	1	18,284.8150	596,920.00	81.4
San Marcos	2	87.3289	14,839.50	100
Santa Cruz de Malabon	1,627	5,425.3855	1,072,457.86	56.6
Santa Maria de Pandi	3,163	8,856.7720	1,432,750.91	87.2
Santa Rosa	1,141	5,149.1851	1,146,316.68	95.2
Tala	542	6,071.1750	281,574.88	86.9
Talisay–Minglanilla	4,971	2,747.1600	1,391,855.54	33.7
Totals	26,166	114,015.7660	16,326,090.50	74.1

TABLE III.—*Distribution of vacant and unsold lands representing 13.8 per cent of the total area of the entire friar lands estates*

Estate	Number of lots	Area	Value	Percentage
		Hectares		
Banilad	1	.0124	₱89.00	.1
Biñan	9	.4574	408.00	.1
Calamba	31	981.9865	55,768.00	7.4
Imus	123	2,915.5505	503,093.00	17.1
Isabela	70	6,419.0925	364,671.00	35.3
Lolomboy	59	25.1762	8,356.00	.6
Malinta	2	.9981	483.00	.1
Muntinlupa	5	246.1567	21,678.00	8.7
Naic	33	818.9005	120,851.00	11.4
San Francisco de Malabon	35	619.1667	68,508.00	5.8
Santa Cruz de Malabon	213	3,973.1772	563,487.00	41.7
Santa Maria de Pandi	65	194.8740	21,872.00	2
Santa Rosa	3	8.0878	1,825.00	.1
Talisay–Minglanilla	1,411	4,895.4262	324,308.00	60.3
Totals	2,060	21,099.0627	2,055,397.00	13.8

TABLE IV.—*Statement of vacant lands temporarily reserved for the Bureau of Agriculture and Forestry representing 4.3 per cent of the total area of the entire friar lands estates*

Estate	Number of lots	Area	Value	Percentage	Remarks
		Hectares			
Calamba	1	570.1412	₱22,430.00	4.2	Mount Makiling for the Bureau of Forestry for forestation.
Muntinlupa	3	244.1522	21,676.00	8.6	Reserved for the Bureau of Agriculture for use of the Alabang Stock Farm and Experiment station.
Talisay–Minglanilla	......	240.7027	2,357.00	3	Reserved for the Bureau of Forestry for forestation.
Totals	4	1,054.9961	46,463.00	4.3	

Isabela Estate.

KALINGAS

Steps had been taken for the construction of a cemetery exclusively for the Kalinga population inside the Isabela Estate. This is with the end in view of accustoming these people to bury their dead in the cemetery instead of under their houses. The place has been selected by our agent and the Municipal President of Cauayan. The approval of the health officer in that district is now forthcoming. The Kalingas are now living in groups like the Christians. Their houses are located in the barrios of Sili, Talaktak, and Makatal and are in fair sanitary condition.

CONSTABULARY DETACHMENT

The Constabulary detachment in Isabela is rendering very valuable services, particularly for the protection of life and property and the maintenance of peace and order in the Isabela Estate. This has greatly contributed in attracting the people to acquire lands in that vicinity. It is advisable that the premises actually occupied by the Constabulary detachment be permanently reserved for said purpose. It contains an area of approximately two (2) hectares.

Surveys and Reclassification of Friar Lands.

The segregation of the holdings of the Kalingas in the Isabela Estate is almost complete. The subdivision into several parcels of the remaining portions relinquished by the Union of Kalingas is now in progress. A survey party has been especally detailed to undertake this work. This party is one of the factors that has greatly helped in the prompt disposition of the remaining vacant lands in the Isabela Estate.

Another survey party which is now operating in the Province of Cavite is likewise busy in the subdivision of big parcels of lands applied for by prospective purchasers. Additional work such as identification and monumenting of lots under conflict is being entrusted to this party.

Other works in the estates in the Provinces of Laguna, Bulacan, and Cebu have been entrusted to other parties detailed in the said provinces and more particularly to Survey Party No. 9. There is every reason to believe that as soon as the big parcels which are situated in isolated places shall have been properly subdivided, the prompt disposition thereof may be considered as an accomplished fact.

The status of the surveys which were inaugurated during the years 1926 and 1927, may be seen from the following statements:

1. Rectification survey of the Calamba estate—Almost completed.
2. Subdivision of the Kalingas holdings, Isabela estate—Under progress.
3. Survey and subdivision of abandoned Naic–Indang road, Naic Estate—Completed.
4. Survey and subdivision of abandoned Tanza–Amaya road, Santa Cruz de Malabon—Completed.
5. Survey and subdivision of General Trias–Buenavista road, San Francisco de Malabon—Completed.
6. Surveys of the 71 lots in the Santa Cruz de Malabon Estate—Completed.
7. Surveys of 36 lots in the San Francisco de Malabon Estate—Completed.

FRIAR LANDS IRRIGATION SYSTEMS

Our policy of improving the irrigation systems in order to encourage the development of agriculture and water every available piece of land susceptible to irrigation, has also been followed this year. The extension of the Balayungan and Kulongkulong systems in the Naic Estate, the Matanda system in the Santa Cruz de Malabon Estate, as well as the reconstruction of the Marungko reservoir on the Santa Maria de Pandi Estate were instrumental in the conversion of waste lands into productive farms. The following list shows the approximate area which had been converted into rice fields due to the extension of the systems above referred to:

	Hectares
Balayungan extension	500
Kulongkulong extension	300
Matanda extension	350
Marungko reservoir	200
Total	1,350

Maragondong and Ternate Private Lands.

The results of the granting of permits for the use of surplus water for the Balayungan system, Naic estate, to several landholders of the Municipalities of Maragondong and Ternate, proved to be beneficial both to the Government in general and the landholders in particular. The amount of harvest during this year, despite the plant diseases which appeared in the latter part of the year, is very satisfactory. It should be noted that in the administration of this water system, no opposition on the part of the Naic tenants, was encountered and they appear fully satisfied with the present arrangement.

Private Lands in Noveleta.

The area of private lands in the Municipality of Noveleta which has been granted the use of water from the surplus water of the Bayan system has been slightly increased this year. These lands belong to the San Juan de Dios Estate and most of them are devoted to the cultivation of grass for forage (*zacate*). More permits can be granted to other prospective applicants, as at present there is plenty of water available in the system: the recent repairs undertaken in the Bayan dam enable us to save the water which otherwise would have gone to waste.

Other Applications.

Applications from private persons for the use of water for irrigation purposes in the nearby municipalities were rejected for fear that there might not be sufficient water left for our tenants who have prior rights to the use of said systems. A number of applications, however, has been held in abeyance, pending necessary investigation.

The following statement shows the area in hectares under irrigation in the municipalities of Maragondong, Noveleta, and Ternate, together with the rents collected thereon during the year:

Municipalities	Area	Amount
	Hectares	
Maragondon and Ternate	289.1000	₱1,441.08
Noveleta	25.1105	147.14
Totals	314.2105	1,588.22

Hydraulic Sugar Mills.

Twenty-two (22) persons were allowed to use the water power of the irrigation systems in the Calamba, Imus, Naic, and San Francisco de Malabon Estates during the year, upon payment of the corresponding fees, distributed as follows:

Name of estate	Number of persons	Amount of fees
Calamba Estate	1	₱20.00
Imus Estate	3	60.00
Naic Estate	5	120.00
San Francisco de Malabon Estate	13	330.00
Totals	22	530.00

Rice Mills.

There are only two rice mills which were allowed to operate during the year in the San Francisco de Malabon Estate, and they are as follows:

Valeriano Nocon	₱25.00
Cipriano Olimpo	25.00
Total	50.00

Irrigation Collections.

The receipts from the irrigation systems since their acquisition from the religious corporations to and including December 31, 1927, which include the rents of private lands, operation of sugar and rice mills and other sources are shown in the following tabulated statement:

Estate	Collections 1927	Previous collections to December 31, 1926	Balance to date
Biñan	₱1,146.31	₱1,088.94	₱2,235.25
Calamba	128.80	197.44	326.24
Imus	600.53	1,107.19	1,707.72
Isabela		55.00	55.00
Lolomboy	458.02	769.75	1,227.77
Naic	1,858.45	7,360.32	9,218.77
San Francisco de Malabon	1,072.58	5,063.93	6,136.51
Santa Cruz de Malabon	210.63	524.67	735.30
Santa Maria de Pandi	204.35	473.45	677.80
Santa Rosa	275.66	278.62	554.28
Totals	5,955.33	16,919.31	22,874.64

Redigging and Cleaning.

The following itemized statements by provinces, show the quantity in cubic meters of earth, sand, and gravel extracted from the existing canals, tunnels and sub-laterals, distributary farm ditches, aqueducts, and other conduits on friar lands estates during the present fiscal year. Part of the work was accomplished by the irrigators and the rest was undertaken by administration:

Province	Estate	Quantity *Cubic meters*
Bulacan	Lolomboy Estate	2,430
	Santa Maria de Pandi Estate	2,278
Cavite	Imus Estate	510
	Naic Estate	2,296
	San Francisco de Malabon	1,074
Laguna	Santa Cruz de Malabon	1,570
	Biñan Estate	5,600
	Calamba Estate	16,430
	Santa Rosa Estate	5,745
Rizal	Muntinlupa Estate	150

Tunnels on Friar Lands Estates.

The estimated costs of reparations of tunnels on friar land estates as of December 31, 1927, are as follows:

CAVITE PROVINCE

Imus Estate:	
Abubot [a]	₱500.00
Alapan [a]	500.00
Embarcadero [b]	1,500.00
Escribano [c]	2,000.00
Isaac [c]	2,000.00
Mabilat	(*e*)
Makuling [a]	1,000.00
Molino [a]	1,000.00
Pasongkastila [a]	1,500.00
San Agustin [a]	1,500.00
Total	11,500.00
Naic Estate:	
Balayungan [d]	7,000.00
Kulongkulong [a]	2,000.00
Paso de Laja [a]	1,500.00
Tambog [a]	1,200.00
Total	11,700.00
San Francisco de Malabon Estate:	
Bankud [a]	3,000.00
Marcelo [a]	500.00
Palawit [b]	1,500.00
Plucena [b]	3,000.00
Total	8,000.00
Santa Cruz de Malabon Estate:	
Balagbag [a]	1,500.00
Takluban [a]	1,000.00
Tres Cruces [a]	1,500.00
Total	4,000.00

LAGUNA PROVINCE

Calamba Estate:	
Batino	(*e*)
Campana	(*e*)
Santa Rosa Estate:	
Dizmo [a]	₱500.00

---

[a] Part silted. [b] Heavily silted. [c] Part destroyed. [d] Arches fallen silted. [e] None.

In view of the absolute necessity of preserving these tunnels, the repairs and redigging of those in bad condition are imperative. The preparation of plans and profiles is likewise necesary.

Repairs for 1928 and Subsequent Years.

During the past years an exhaustive investigation was conducted to ascertain the irrigation repairs that should be given preferential attention, and the following were found to be the most important, taking into consideration the actual condition of the systems. In view, however, of the very limited appropriation for the "maintenance, alteration and repairs of irrigation systems," it was deemed advisable to attend first to the most urgent ones deferring the others to subsequent years.

An itemized list of the projects authorized together with the amounts expended thereon is given below:

BATAAN PROVINCE	
Orion Estate	₱3,500.00
BULACAN PROVINCE	
Lolomboy Estate	4,000.00
Santa Maria de Pandi Estate	12,500.00
CAVITE PROVINCE	
Imus Estate	48,700.00
Naic Estate	28,000.00
San Francisco de Malabon Estate	26,500.00
Santa Cruz de Malabon Estate	22,000.00
LAGUNA PROVINCE	
Biñan Estate	7,500.00
Calamba Estate	11,000.00
Santa Rosa Estate	13,000.00
RIZAL PROVINCE	
Muntinlupa Estate	1,500.00

Calamba Sugar Estate.

The estate is diverting water from the San Juan river at an average rate of 4,000,000 gallons per day. This amount of water is being used for the irrigation or its sugar plantations. As this company is now apparently on a sound financial condition and it can likely afford to pay a reasonable rental for water used in its estate, it might be advisable to discontinue the permit previously granted to the said company for gratuitous use of water, unless, upon investigation, the taking of such a step would not be justifiable.

Construction and Repairs of Irrigation Systems.

The work undertaken this year was divided into two parts. The first part refers to the construction of new irrigation structures, and the other to the improvement of existing ones. Notwithstanding the very limited allotments authorized for the projects, this Office was able to complete more than 60 per cent of the work. Particular attention had been given to complete those projects which were started during the previous years. The construction of canals for the extension of the systems had been given greater attention for the purpose of encouraging the cultivation of the idle lands.

In order to give a clear idea of the extent of the irrigation construction and repair undertaken this year, a brief statement showing the total amount of expenditures as well as the progress of work done as of December 31, 1927, in each of the estates having irrigation systems is given below:

BATAAN PROVINCE

Orion Estate.—The activities undertaken during this year in this estate consist in the maintenance of the existing systems thereon. These works were entirely done by the tenants in conformity with the irrigation regulations and the Government has not incurred any expense incident thereto.

BULACAN PROVINCE

Lolomboy Estate.—The activities undertaken during the year in this estate consist in the distribution of water and the maintenance of the irrigation structures and canals. No repairs had been authorized, with the exception of the cleaning and redigging of canals. In this work irrigators had been employed in lieu of gratuitous labor pursuant to the provisions of Administrative Order No. 5. In order to regulate the equitable distribution of water and to avoid its wastage as well the constant trouble among the irrigators, the sum of ₱3,000 has been made available this year for the repairs of certain irrigation structures which are now decaying particularly the Aduas aqueduct and certain retaining walls.

S. M. de Pandi Estate.—The rehabilitation of the Marungko reservoir situated in the Municipality of Angat, has been started this year. It is estimated that about 50 per cent of the work has been completed. So far, the remaining parts still to be completed are the wingwalls, the installation of headgates and canals. It is estimated that the sum of ₱5,000 will be sufficient to complete this work. The amount expended in connection with said construction amounted to ₱7,269.60.

CAVITE PROVINCE

Imus Estate.—Great impetus has been given this year to the completion of those works which were started last year. The repairs of the Molino, Mabilat, San Agustin, and Langkaan Dams had been entirely completed. During the latter part of the year, the construction of the Escribano Dam and the repair of its tunnels had been authorized but the work was suspended due to lack of funds. About the middle part of the year strong winds and typhoons damaged a portion of the Molino Dam particularly its headgates. Work will soon be started for the repair of these gates, so that they may be utilized next year.

The following list will show the status of the projects authorized during the year:

Mabilat Dam (completed)	₱1,403.80
San Agustin Dam (completed)	1,310.15
Langkaan Dam (completed)	761.70
Escribano Dam and Tunnels (suspended)	1,280.30
Isaac Dam and Tunnels (suspended)	541.20
Total	5,297.15

Naic Estate.—The completion of about 90 per cent of the Maname Dam is now an accomplished fact. An area of about 250 hectares is now receiving water therefrom. Another mishap that occurred this year was the falling of a certain portion of the Balayungan Tunnel. The immediate repair of said tunnel is absolutely necessary and it is estimated that the sum of ₱7,000 will be sufficient to complete this work. The following statement will show the status of the projects undertaken in this estate during the year:

Maname Dam (completed)	₱8,467.30
Balayungan extension, etc. (suspended)	3,949.92
Total	12,417.22

San Francisco de Malabon Estate.—All the projects authorized in this estate have been completed with the exception of the repair of the Bayan Dam. Only a very small portion of this work, however, is left which consists of the raising of the wingwalls on the western side and of the plastering of the spillway of the dam. Another important project that should be undertaken to improve the irrigation system in this estate is the extension of the Bankud system and the repair of certain irrigation structures situated in the section of Alangilang where the water is generally scarce throughout the year. Only two big projects were authorized this year and the expenses incurred therein are as follows:

Sampalukan Dam (completed)	₱1,558.95
Bayan Dam and Canals (completed)	15,973.50
Buenavista Culverts (completed)	319.50
Total	17,851.95

Santa Cruz de Malabon Estate.—The important project completed in this estate is the extension of the Matanda system over an area of about 350 hectares of unproductive lands now converted into first-class rice fields. The weir which diverts the water to the section of the Rincon as well as its canals and distributaries and ditches was completed about the middle part of the year.

The following table will show the extent of work undertaken during this year:

Matanda extension (completed)	₱6,426.02
Amaya Dam (completed)	1,241.70
Total	7,668.62

LAGUNA PROVINCE

Biñan Estate.—Two important projects were completed in this estate during the year; namely, the Timbao and Tubigan systems which irrigate an approximate area of 2,000 hectares. The construction of all the headgates and retaining walls authorized during the year was totally completed. The following list will show the projects and expenses incurred in each:

Timbao Dam	₱1,979.34
Tubigan Dam	1,392.85
Eloy headgate	127.80
Lankiwa retaining walls	159.72
Bestre headgate	113.04
Puerto headgate	168.24
Jacinto Headgate	66.72
Agaton headgate	133.96
Dapa headgate	141.57
Benito headgate	143.10
Old retaining walls, Tubigan Dam	256.30
Total	4,682.64

Calamba Estate.—The projects authorized in this estate were all completed. The important project undertaken was the cleaning of the Campana Tunnel and the construction of the Ligasong Aqueduct. The following list shows the projects and the expenses incurred in their construction:

Banlik headgate	₱645.68
Abutments of Kalamias syphon	72.68
Batoy headgate	98.47
Latian retaining walls	200.96
Ligasong Aqueduct	131.92
Lecheria headgate	119.49
Campana Tunnel and other expenditures	960.44
Total	2,229.64

Santa Rosa Estate.—Great impetus has been given to the construction and repairs of headgates, retaining walls and aqueducts in this estate, in order to remedy the wastage of water in various sections and to make the distribution of water equitable. A complete list showing the other projects completed during the year may be seen in the following itemized statement:

Edad headgate and aqueduct	₱228.80
Masiit Dam	142.10
Kalubkob Aqueduct	120.26
Buñga Dam	196.94
Gitna Dam	189.36
Kilib Dam	127.64
Binay headgate	252.60
Doray retaining walls	216.12
Malusak culvert	51.18
Perlas headgate	186.10
Kumba retaining walls	124.10
Bago iron gate	196.81
Ando headgate	157.08
Ponsoy headgate	135.15
Retaining walls of Baño Dam	119.64
Total	2,443.88

RIZAL PROVINCE

Muntinlupa Estate.—No repairs have been undertaken in this estate with the exception of the maintenance of the system throughout the year. So far the works undertaken in this estate, were the redigging and cleaning of the existing farm distributary ditches and irrigation structures. These works were partly accomplished by our tenants and partly by our irrigation employees.

Timalan System.—This system which covers an aggregate area of 670.9738 hectares was constructed by the Bureau of Public Works under the provisions of Act No. 2152, as amended by Act No. 2652. The tenants in this system were exempted from water taxation until after the year following the one in which they shall have fully paid their respective holdings. This is in pursuance of the provisions of Act No. 3340 and Act No. 3350. Notwithstanding, however, these liberal provisions of the law, the tenants affected would not effect settlement of their respective accounts, despite repeated demands therefor, though generally they had harvested good crops. The majority of these lands were acquired about ten years ago under the five-year cultivation plan, the principal purchasers of which being the "Adhika ng Magsasaka" and General Aguinaldo. Other principal purchasers are Messrs. Antero Soriano, Pablo Diosomito, Vicente Diosomito, Marta Jocson, and others.

Association of Irrigators.

With the possible exception of the "Samahan ng Magsasaka at Maypatubig" established in the municipality of General Trias, Cavite, all others are poorly organized and the intent and purposes for which they were established have not been carried out. Even the association of irrigators in the municipality of Maragondong, the articles of incorporation of which were registered in the Bureau of Commerce and Industry, could not help punctually in the collection of water rents of the tenants. Had it not been for the patience exercised by the board of directors of the said association coupled with the coöperation of our foreman and ditchtenders in the Naic Estate, the outstanding obligation of the irrigators will be larger than it is now. Efforts, however, will be made to compel the irrigators in said municipality to strictly comply with their part of the agreement between this Bureau and themselves before they may be allowed the use of water. The efforts displayed by Mr. Domingo Colmenar, president of the Association of Irrigators in General Trias, Cavite, who coöperated with us in our various field activities and in the equitable distribution of water deserve special mention. Likewise he is to be commended for his coöperation in the classification of the "lomas" within the San Francisco de Malabon Estate or the division thereof into "inadhika" and "makan" sections. This classification proved to be successful not only in the San Francisco de Malabon Estate, but also in the Imus and other estates where water is scarce. Had it not been for this distribution of seeds, there would have been some trouble in the distribution of water and poor crop would have resulted.

Due to the negligence of other associations to settle their respective accounts with this Bureau for the payment of the transportation of materials to the worksites, use of water was denied to the irrigators concerned. This is particularly true with regard to the estates situated in the Provinces of Bulacan and Rizal, where the irrigators failed to organize associations of irrigators which would directly deal with this Bureau. The following statement shows the outstanding account of the associations of irrigators in the following municipalities:

Imus, Cavite	₱1,200.25
Bacoor, Cavite	1,191.36
Dasmariñas, Cavite	462.14
Tanza, Cavite	118.40
Naic, Cavite	161.70
Biñan, Laguna	127.40
Calamba, Laguna	428.37
Santa Rosa, Laguna	301.27
Total	3,990.89

Complaints Filed Against Irrigators.

The campaign against the depredations of wandering animals along the main canals, laterals, sublaterals and other irrigation conduits had been vigorously carried out this year for the proper conservation of the systems. Carabaos, horses, cows, and hogs bathing in and passing across the canals and other irrigation conduits were caught and the owners thereof were required to make up the damages within twenty-four hours, or find themselves in the alternative of seeing their animals handed over to the municipal authorities. Furthermore, there were cases instituted before the justices of the peace courts for violations of Act No. 2152, otherwise known as Irrigation Act, such for example as the illegal diversion of water, misdemeanor against property, etc. There were eleven persons in the Province of Cavite who were prosecuted and fined by the justice of the peace for these misdemeanors.

CONSTRUCTION OF ROADS AND BRIDGES IN THE FRIAR LANDS ESTATES

During this year, we were fortunate to secure an allotment of ₱75,000 under Act No. 3340. With this sum, we were able to continue the construction of the most important roads and bridges which was started in previous years but was suspended for lack of funds. If the Legislature would allow a similar amount for subsequent years the early disposition of the remaining vacant lands will be greatly hastened. The important projects as herein mentioned which would be given special attention and for which the corresponding surveys and plans had been already approved by the Bureau of Public Works and concurred in by this Bureau are the following:

Cabatuan–Cauayan–Isabela road, Isabela Estate.
Zapote–Molino–Paliparan road, Imus Estate.
Buenavista–Halang road, San Francisco de Malabon Estate.
Naic–Sahing road, Naic Estate.
Tanza–Quintana road, Santa Cruz de Malabon Estate.

The completion of the Cabatuan–Cauayan road would benefit the entire Isabela Estate and would attract the people from the nearby provinces to purchase lands in that estate.

Zapote–Paliparan road would hasten the sale of the lands lying idle in that section having an area of about 2,000 hectares.

The Buenavista-Halang road will surely help in the rapid disposition of friar lands in that vicinity and will facilitate the transportation of products to the market. It will also induce the tenants to increase their coconut plantings and other fruit trees.

The completion of the Tanza–Quintana road will give a great impulse to the development of agricultural activities in that section, as well as the local intercommunications between Indang, General Trias, and Tanza. Furthermore, big tracts of unproductive lands in the barrio of Quintana can be disposed of as soon as the road is completed.

Another important project cited above is the Naic–Sahing road. This will likewise traverse vast tracts of vacant lands almost inaccessible due to the lack of transportation. As soon as the proposed road leading to the vacant lands lying in the western part of the Sahing Dam and on the other side of the Alamang River near the Tres Cruces Dam is completed, the agricultural development of that section will be considerably intensified.

The following itemized statement will show the status of the construction of roads and bridges on friar lands estates authorized under Acts Nos. 2935, 2955, and 3340:

Roads.

	Kilometer
BULACAN PROVINCE	
Bigaa–Pandi road second-class [a]	10
Marilao–Prenza road, second-class [a]	5
CAVITE PROVINCE	
Tanza–Zanjamayor road, second-class [a]	4
Zapote–Molino road, second-class [a]	5
Naic–Sahing road, second-class [a]	1
Anabu road, second-class [b]	1
General Trias–Buenavista, second-class [c]	9
Halang–Buenavista road, second-class [a]	5½
ISABELA PROVINCE	
Cauayan–Cabatuan road, second-class [a]	3
LAGUNA PROVINCE	
Biñan–Calamba road, third-class [b]	2
Barandan–Parian road, third-class [b]	3
Santa Rosa–Santa Domingo road, first-class [b]	3
RIZAL PROVINCE	
Novaliches–Mariquina road, first-class [c]	5
Total	56½

Bridges.

CAVITE PROVINCE	
Palubluban bridge, adove stones, arch	(c)
Paliparan bridge, steel	(c)
Pasongkamatsile bridge, steel	(a)
Naic–Bancan bridge	(b)
ISABELA PROVINCE	
Macañao bridge, wooden	(c)

---

[a] Under construction. [b] Suspended. [c] Completed.

The construction of these roads and bridges was entrusted to the Bureau of Public Works, under a contract system locally known as "pakiao."

CROPS IN THE ESTATES

Rice.

The rice crop in the Province of Cavite, particularly in lands situated in the municipalities of Rosario and Tanza along the railroad tracks, was severely damaged by plant diseases, particularly on certain "lomas" comprising the Tres Cruces system in the Santa Cruz de Malabon Estate. It should be noted, however, in this connection, that the "makan kalabaw," "helonghelong," and "ramai" seeds stood the attack. Sections planted with these seeds rendered good crops despite the diseases. Had it not been for the efforts displayed by our irrigation employees to help in the eradication of these diseases, the loss would have been bigger. Our irrigation employees were obliged in some instances to work day and night to answer the call of irrigators. Notwithstanding the appearance of plant diseases, the harvest of rice crops in general was good.

The estates in the Provinces of Laguna, Bulacan, Bataan, and Rizal have harvested good crops although not better than those of the preceding year. The following statement of percentage of loss of rice crops as estimated is considered as fairly conservative in the estates where irrigation systems are available: Biñan, 15 per cent; Calamba, 10 per cent; Imus, 20 per cent, Muntinlupa, 15 per cent; Naic, 20 per cent; Santa Rosa, 15 per cent; San Francisco de Malabon, 20 per cent; Santa Cruz de Malabon, 30 per cent; Orion, 10 per cent; Lolomboy, 10 per cent; and Santa Maria de Pandi, 10 per cent.

In the other estates which have no irrigation systems a good yield of rice was harvested although the crops were slightly less than those of last year. The following estimates of loss are considered conservative in the following estates: Santa Maria 10 per cent; Talisay–Minglanilla, 10 per cent; and San Jose, de Pandi, 10 per cent; Dampol, 10 per cent; Guiguinto, 10 per cent; Binagbag, 10 per cent; San Marcos, 10 per cent; Tala, 10 per cent.

It should be noted in this connection that the irrigation system constructed by the Bureau of Public Works has benefited some of the friar lands which were formerly classified as unirrigated and devoted to sugar cane. These lands are within the Dampol, Guiguinto, Santa Maria de Pandi and Lolomboy estates, all in the Province of Bulacan. The following table shows the estimated number of cavanes of palay harvested during the year including upland rice:

Estate	Area	Number of cavanes
	Hectares	
Banilad	150	3,000
Binagbag	230	6,690
Biñan	1,776	62,160
Calamba	710	35,500
Dampol	355	10,890
Guiguinto	725	22,120
Imus	7,790	233,700
Isabela	95	1,900
Lolomboy	3,620	148,460
Malinta	2,530	109,300
Matamo	11	355
Muntinlupa	308	4,620
Naic	3,376	84,400
Orion	525	15,750
Piedad	2,353	60,610
San Francisco de Malabon	4,915	122,877
San Marcos	33	1,300
Santa Cruz de Malabon	3,296	82,400
Santa Maria de Pandi	5,531	198,645
Santa Rosa	2,097	104,365
Tala	2,293	70,690
Talisay–Minglanilla	255	5,100
Totals	42,974	1,384,832

The appearance of plant diseases commonly known in the locality as white and red "apaya" during the middle part of the year, seriously affected the rice crops and the lack of rain during the months of October and November greatly contributed to the propagation of such plant diseases. The early crops, however, of rice commonly known in the locality as "mangasa" and "palagad" were abundant. The weather conditions during the year were favorable to sugar cane and tobacco although strong winds and typhoons in the middle part of the year seriously damaged the sugar plantations and fruit trees. The crops of other fruits and vegetables were abundant particularly in Imus, Calamba, Lolomboy, Malinta, and Santa Maria de Pandi Estates.

Sugar.

The total area of the sugar plantations this year has decreased due to lack of demand for sugar in the local market. This is particularly true in the Province of Cavite where some of the lands formerly devoted to sugar cane are now converted into coconut plantations. The sugar plantation in the Imus Estate situated in the municipality of Dasmariñas has greatly decreased in area. The sugar industry in this municipality is being entirely devoted to the production of "panocha" for local demand. The estates where sugar cane is particularly cultivated are Biñan, Calamba, and Santa Rosa estates, most particularly in Calamba Estate, where the centrals of the Calamba Sugar Estate and the Philippine Sugar Development Company are established. In the San Jose Estate, Province of Mindoro, the sugar industry is being developed steadily, but the total area cultivated can not yet be ascertained. The following table shows the approximate area in hectares planted to sugar cane during the calendar year 1927 on friar lands estates together with the estimated number of piculs:

Estate	Area	Number of piculs
	Hectares	
Banilad	300	6,000
Biñan	467	24,284
Calamba	910	47,320
Dampol	280	14,560
Guiguinto	70	3,640
Imus	100	5,200
Lolomboy	65	3,250
Malinta	46	2,392
Matamo	1	40
Muntinlupa	20	600
Naic	101	4,040
Orion	10	300
San Francisco de Malabon	356	14,240
San Marcos	18	900
Santa Cruz de Malabon	18	720
Santa Maria de Pandi	60	3,120
Santa Rosa	810	4,210
Tala	10	520
Talisay–Minglanilla	700	21,000
Totals	4,342	194,246

Coconuts.

The coconut plantations on friar lands estates are increasing steadily. There is considerable enthusiasm among the tenants for the cultivation of coconuts. It should be mentioned in this connection that the majority of the coconut growers in the friar lands estates are from the Provinces of Laguna and Batangas and the City of Manila. Big tracts of lands are now being devoted to coconut cultivation specially in the San Francisco de Malabon and Imus estates. The majority of coconut trees in Talisay and Minglanilla, Cebu, are bearing fruits, and in Calamba, Laguna, 91,648 coconut trees owned by the Calamba Sugar Estate are also bearing fruits. The following table shows the total number of coconut trees planted on friar lands estates as of December 31, 1927:

	Number of trees
Calamba	244,170
Imus	21,700
Naic	3,500
San Francisco de Malabon	92,270
Santa Cruz de Malabon	1,250
Banilad	6,500
Talisay–Minglanilla	161,000
Total	530,390

Corn.

This crop is particularly cultivated in great quantities in the Isabela, Dampol, and Talisay–Minglanilla estates. From the last-named estate, great quantities of this crop is being shipped to the City of Cebu for sale. In the Calamba, Lolomboy, Dampol, and San Francisco de Malabon estates, corn is being raised only to supply the local demand. The following table shows the estimated harvest on friar lands estates during the year 1927:

Estate	Area	Number of cavanes
	Hectares	
Banilad	400	4,000
Binagbag	3	30
Calamba	50	500
Dampol	60	600
Guiguinto	42	420
Imus	20	200
Isabela	200	2,000
Lolomboy	10	100
Malinta	13	130
Matamo	3	30
Muntinlupa	10	60
Naic	30	300
Piedad	15	150
San Marcos	1	10
San Francisco de Malabon	27	270
Santa Cruz de Malabon	23	230
Santa Maria de Pandi	36	360
Santa Rosa	10	100
Tala	7	70
Talisay–Minglanilla	122	1,220
Totals	1,082	10,780

Tobacco.

This product is particularly raised in the Isabela Estate in big scale for commercial purposes. During the year, a total area of about 1,300 hectares has been planted to tobacco and the harvest amounted to 20,000 quintals. The market quotation, however, in the locality was very low. It ranged from ₱6 to ₱9 per quintal, or an average price of ₱8 per quintal. Dissatisfaction was felt among the tobacco growers in the Isabela Estate. The brokers employed by the Compañía Tabacalera, La Insular, La Elena, and Alhambra factories, greatly contributed to the lowering of prices of tobacco. Due to this depression in the price of tobacco, some of the homeseekers in the Isabela Estate are emigrating to Hawaii. However, a systematic campaign is being conducted by the friar lands agency established thereat for the proper cultivation of this crop and the prompt disposition of vacant lands. Consequently, some prospective purchasers from the Provinces of Nueva Ecija, Bulacan, and the Ilocos are now greatly interested in the acquisition of lands in the Isabela Estate.

Salt.

This industry is being developed in the Imus Estate, particularly in the barrio of Mabolo, municipality of Bacoor. The method commonly followed in the production of this article is the Tagalog system which is now in vogue in Cavite and Rizal Provinces. The Tagalog system is adopted due to the cleanliness of the salt produced, although the expenses are relatively bigger. The Chinese system is now being abandoned due to the impurity of the salt turned out. The salt manufactured in this estate is exported to Manila and nearby provinces.

Rubber.

The planting of Para rubber was introduced for the first time in the friar lands estates by Reverend Lino Cajili and Policarpio Villafranca who have 50,000 trees in the Imus and 5,000 trees in the Naic Estates, respectively. Information obtained indicates that only one-half of the trees planted survived.

Other crops.

Mangoes are particularly cultivated in the Imus, Dampol, Guiguinto, Santa Maria de Pandi, Lolomboy, and Muntinlupa estates. There are many persons interested in the cultivation of this fruit tree. Other fruit trees like nangka, rimas, chico, and coffee, also receive special attention particularly in Imus, Calamba, Dampol, Guiguinto, and Malinta estates. Watermelon, melon, tomatoes, bananas, and vegetables are raised in large scale in Cavite, Laguna, Rizal, and Bulacan. Manila furnishes the market for them.

REVISION OF AND AMENDMENTS TO THE FRIAR LANDS ADMINISTRATION REGULATIONS

The old Friar Lands Administration Regulations had been revised and re-issued as Administrative Order No. 2 published in *The Lands Courier* on March 16, 1927. They were divided into six chapters, each dealing on a distinct subject.

Important among the amendments made in these regulations are those calculated to clarify the procedure in the sale of vacant lands and provide the time within which the first installment should be paid by the successful bidder after the lot has been sold to him. The pertinent sections as amended are quoted below:

SECTION 27. *Vacant lands, how disposed of.*—Vacant lands shall be disposed of by lease or sale at public auction TO THE HIGHEST BIDDER AT NOT

LESS THAN THEIR SALE VALUES AS DETERMINED OR ESTABLISHED IN ACCORDANCE WITH THE NEXT PRECEDING PARAGRAPH, BUT NO AUCTION SHALL BE HELD UNTIL AFTER a certificate shall have been received by the Director of Lands from the president of the municipality within which situated that he has caused "bandillos" to be published, for three consecutive days throughout his municipality, advising that the said lands are for sale or lease. (44, 66.)

SECTION 35. *First installments, and rentals and charges for permits, when paid; effect of failure to make payment.*—Payment of the first installment of the purchase prices, or of rentals for one year shall be made at the time of the execution of the sale contract, while charges under permits shall be paid in advance; PROVIDED, HOWEVER, THAT THE SALE CONTRACT SHALL BE EXECUTED AND FIRST PAYMENT MADE BY THE HIGHEST BIDDER NOT LATER THAN THE CLOSE OF OFFICE HOURS OF THE WORKING DAY NEXT FOLLOWING THE DATE OF THE AUCTION. FAILURE BY THE HIGHEST BIDDER TO MAKE PAYMENT AS HEREIN PRESCRIBED SHALL BE CONSIDERED A RELINQUISHMENT ON HIS PART OF ANY RIGHT TO A SALE CONTRACT, AND THEREUPON, THE DIRECTOR OF LANDS MAY EITHER OFFER A SALE CONTRACT TO THE NEXT REGISTERED HIGHEST BIDDER OR ORDER A NEW AUCTION, AS THE BEST INTERESTS OF THE GOVERNMENT MAY REQUIRE. (27, 28.)

FRIAR LANDS INVESTMENT FUND

Prompted by a desire to help friar lands purchasers who are really in need of money for the development of their estates or for carrying on some industry or enterprise therein, the Government appropriated on October 2, 1907, under Act No. 1736, the sum of ₱100,000. This fund constitutes as the original operating capital and is known as the Friar Lands Investment Fund. Loans from this fund are granted friar land estate holders on sufficient real estate securities. In the granting of loans, however, care is exercised to prevent speculation. This working capital has been greatly augmented by the accumulation of interest and has now reached the total sum of ₱308,268.64.

At the beginning of the year 1927, there were 320 total outstanding loans granted, representing an aggregate amount of ₱264,585.87. Out of this total, 45 loans were fully paid in during the year, showing a total collection thereon of ₱49,386.67. Expired contracts, which were renewed during the year, numbered 73 in all, involving an aggregate sum of ₱36,500. In addition hereto, 143 new loans amounting to ₱88,960 were granted during the year, so that at the close of the present year, there exists a total of 418 outstanding loans in the amount of ₱304,159.20. The total applications for loans pending at the end of the year reached 40 in number and involved ₱38,000.

The operations of the Friar Lands Investment Fund are summarized in the following statement:

SUMMARY

Original operating capital	₱100,000.00
Add: Total amount of interest on loans collected up to and including December 1927	208,268.64
Total capital operative as of December 31, 1927	308,268.64

DISTRIBUTION

Disposition	Number of contract	Amount
Operating capital, as of December 31, 1926		₱287,354.14
Add: Shortage, as per adjustment		183.72
Total operating capital January 1, 1927		287,537.86
Less: Outstanding loans January 1, 1927	320	264,585.87
Balance available for loans January 1, 1927		22,951.99
Add: Total collections on fully-paid expired loans during 1927	45	49,386.67
Total collections on interest during 1927		20,730.78
Total funds available for loans during 1927		93,069.44
Less: Total disbursements for new loans granted during 1927	143	88,960.00
Balance available for operation December 31, 1927		4,109.44
Add: Total outstanding loans collectible, December 31, 1927	418	304,159.20
Total operating capital of the Friar Lands Investment Fund as of December 31, 1927		308,268.64
Total applications pending December 31, 1927	40	38,000.00
Total old loans renewed during 1927	73	36,500.00

SAN LAZARO ESTATE

Disposition.

It should be recalled that since about the year 1922, all available lots within the San Lazaro Estate had already been disposed of, so that at present, the work of this Office is concentrated practically upon the collection of installments due, the issuance of deeds of conveyance for fully paid up lots, and the administration of the San Lazaro funds.

The actual status of the San Lazaro Estate is illustrated in the following tables:

OCCUPIED LANDS WITH CONTRACTS

Disposition	Number of lots	Area	Value
		Sq. meters	
Sold and fully paid up	1,742	396,413	₱1,359,097.27
Sold but partially paid	695	201,871	679,652.55
Leased	16	14,696	35,330.00
Totals	2,453	612,980	2,074,079.82

OCCUPIED LANDS WITHOUT CONTRACTS

Disposition	Area	Value
	Square meters	
Bilibid Prison	34,855	₱88,190.00
Bilibid Prison extension	36,430	91,075.00
San Lazaro Hospital	100,395	340,022.00
Two-meter alleys and water closets	25,189	102,082.00
Streets occupied by the City of Manila	259,149	951,847.00
Totals	456,018	1,573,216.00

SUMMARY

	Sq. meters	
Total occupied lands with contracts	612,980	₱2,074,079.82
Total occupied lands without contracts	456,018	1,573,216.00
Vacant lot in front of Bilibid Prison	219	2,340.00
Grand total of estate	1,069,217	3,649,635.82

Collections.

The total receipts during the fiscal year 1927 derived from the administration of the San Lazaro Estate amounted to ₱199,441.36, distributed as follows:

Sales	₱68,243.89
Interest on deferred payments on sales	8,358.73
Rents	502.00
Interest on loans	122,323.74
Miscellaneous	13.00
Total receipts	199,441.36

San Lazaro Investment Fund.

Under Act No. 2478, the San Lazaro Investment Fund was created with a working capital originating from receipts on sales of the lands within the San Lazaro Estate, for loan purposes. The transactions of the San Lazaro Investment Fund during the fiscal year 1927, are shown in the following itemized statement:

Disposition	Number of contract	Amount
Total operating capital January 1, 1927		₱1,709,744.28
Less: Outstanding loans January 1, 1927	457	1,696,766.34
Balance available for loans January 1, 1927		12,977.94
Add: Total collections on installments on sales of lands during 1927	800	68,243.89
Total collections on loans during 1927	61	340,601.65
Total funds available for loans during 1927		421,823.48
Less: Total disbursements for new loans granted during 1927	98	407,612.50
Balance available for operation December 31, 1927		14,210.98
Add: Total outstanding loans collectible December 31, 1927	494	1,763,777.19
Total operating capital of the San Lazaro Investment Fund December 31, 1927		1,777,988.17
Total applications pending December 31, 1927	12	45,600.00
Total old loans renewed during 1927	21	97,600.00

FINANCIAL STATEMENT

BUREAU OF LANDS (Proper)

Appropriation.

It will be seen from the tabulated statement below that there was an increase of ₱7,160 in the appropriation for the Bureau of Lands (proper) for the year 1927 over the appropriation for the year 1926. This increase is significant, in that while it is the result of greater appropriation for salaries and wages and for additional activities such as the survey of the Mariveles Military Reservation and of the land granted the Sultan of Sulu and other members of his family, yet it has been reduced by a cut of ₱20,000 in the appropriation for homestead investigation and survey which in 1926 amounted to ₱115,000.

COMPARATIVE STATEMENT OF INCREASES AND DECREASES OF THE APPROPRIATION OF THE BUREAU OF LANDS FOR THE FISCAL YEARS 1926–1927

Appropriation for—	1926	1927	Increase (+) or decrease (—)
	Act No. 3227	Act No. 3340	
Salaries and wages	₱1,040,480.00	₱1,051,640.00	+₱11,160.00
Miscellaneous expenses	277,500.00	277,500.00	
Purchase of equipment	10,845.00	10,845.00	
Homestead investigation and survey, Act No. 2874	115,000.00	95,000.00	— 20,000.00
Survey of the Mariveles Military Reservation		15,000.00	+ 15,000.00
Survey of land of Sultan of Sulu		1,000.00	+ 1,000.00
Totals	1,443,825.00	1,450,985.00	+ 7,160.00

Receipts.

The following is a comparative statement of the receipts of this Bureau for the years 1926 and 1927:

Sources	1926	1927	Increase (+) or decrease (—)
Survey, blue prints, plans, documents, special stamps, etc	₱31,923.01	₱45,941.42	+₱14,018.41
Cadastral surveys	177,229.97	195,784.93	+ 18,554.96
Sales of public lands	29,866.47	31,431.86	+ 1,565.39
Leases of public lands	118,121.09	158,895.58	+ 40,774.49
Leases of Government lands (foreshore) Insular Government property reclaimed lands	34,980.27	56,310.28	+ 21,330.01
Homestead fees	60,528.11	106,206.50	+ 45,678.39
Fines and forfeitures	9,936.46	12,710.47	+ 2,774.01
Interest on deferred payments	15,476.39	14,156.89	— 1,319.50
Sales of fixed assets	73.21	140.61	+ 67.40
Inventory adjustment	8.18	32.29	+ 24.11
Credit adjustment, prior year expense	5,653.83	40,013.56	+ 34,359.73
Profit from sales of supplies	978.40	1,399.00	+ 420.60
Miscellaneous	1,467.49	2,391.72	+ 924.23
Service transfer	5,961.63		— 5,961.63
Totals	492,204.51	665,415.11	+ 173,210.60

As may be seen from the table above given, the increase in the receipts for the year 1927 over those for the year before is ₱173,210.60 derived mainly from homestead fees, sales and leases of public lands and leases of Insular Government reclaimed lands (foreshores). This increase is an index of the growing interest of the people in the acquisition of the lands of the public domain.

Expenses.

The following table is a comparative statement of the expenses incurred by the Bureau of Lands for the years 1926 and 1927:

Expenses	1926	1927	Increase (+) or decrease (—)
Salaries and wages	₱1,012,974.11	₱1,005,744.85	—₱7,229.26
Traveling expenses of personnel	109,500.00	109,500.00	....
Freight, express, and delivery service	16,000.00	16,000.00	....
Postal, telegraph, telephone, and cable service	12,000.00	12,000.00	....
Illumination and power service	8,000.00	7,927.01	— 72.99
Miscellaneous service	10,000.00	10,000.00	....
Rental of buildings	9,049.38	10,000.00	+ 950.62
Consumption of supplies and materials	105,000.00	105,000.00	....
Printing and binding reports, documents, and publications	1,485.68	1,259.80	— 225.88
Traveling expenses of personnel not Government employees	....	41.56	+ 41.56
Maintenance and repairs of equipment	4,500.00	4,500.00	....
Miscellaneous expenses for investigation and survey of homestead, free patents, etc.	115,000.00	94,913.29	— 20,086.71
Survey of the Mariveles Military Reservation	....	14,920.98	+ 14,920.98
Extraordinary losses	504.98	141.44	— 363.54
Deterioration of supplies and materials	1,078.70	154.16	— 924.54
Purchase of equipment	10,843.08	10,809.48	— 33.60
Cadastral survey expenses	225,738.66	347,499.20	+121,760.54
Totals	1,641,674.59	1,750,411.77	+108,737.18

From this table it can be seen that the increase in the expenses of the Bureau of 1927, was mainly due to advances made for expenses incurred in the execution of cadastral surveys which expenses will ultimately be recovered from the parties concerned, and to the undertaking of new activities such as the survey of the Mariveles Military Reservation for which the sum of ₱14,920.98 was actually spent. It should be noted in this connection that the expenses for salaries and wages for the year 1927, were ₱7,229.26 less than those for 1926.

The per capita statement of the receipts and expenses of this Bureau for the last five years is as follows:

Years	Receipts total	Receipts per capita	Expenditures total	Expenditures per capita	Population
1923	₱495,833.57	₱.0429068	₱1,556,752.75	₱.1347104	11,556,286
1924	433,472.97	.03685906	1,418,817.53	.12036717	11,787,412
1925	755,291.15	.06374894	1,410,792.59	.11967534	12,058,522
1926	492,204.51	.04064887	1,641,674.59	.13557823	12,108,688
1927	665,415.11	.05377058	1,750,411.77	.14144651	12,375,079

The balance sheet showing the assets and liabilities of this Bureau as of December 31, 1927, is shown as appendix No. 6-(*a*) of this report.

FRIAR LANDS ESTATES

Apropriations.

This year's appropriation for carrying out the activities in connection with the administration of the friar lands estates is ₱72,665.32 greater than that for the year 1926, the increase being mainly due to the sum of ₱75,000 appropriated for the "construction of roads and bridges" an item not provided for in the 1926 appropriation. With this single exception, the appropriation for 1927 is practically the same as that for 1926, as may be seen from the following table:

COMPARATIVE STATEMENT OF INCREASES AND DECREASES OF THE APPROPRIATION OF THE FRIAR LANDS ESTATES DIVISION FOR THE FISCAL YEARS 1926 AND 1927

Appropriation for—	1926 Act No. 3227	1927 Act No. 3340	Increase (+) or decrease (—)
Salaries and wages	₱52,960.00	₱52,960.00	
Miscellaneous	14,450.00	14,450.00	
Purchase of equipment	900.00	900.00	
Maintenance and repair of buildings	1,000.00	1,000.00	
Construction, maintenance, alteration and repair of irrigation system	70,000.00	70,000.00	
Construction of roads and bridges (balance amount appropriated in 1922 under Act No. 2955)	34,948.15	32,613.47	—₱2,334.68
Construction of roads and bridges		75,000.00	+ 75,000.00
Resurvey and reclassification of the friar lands	10,000.00	10,000.00	
Totals	184,258.15	256,923.47	+ 72,665.32

Receipts.

The receipts this year are ₱11,934.84 less than the receipts last year. The following statement shows in detail the sources of the decline in receipts:

COMPARATIVE STATEMENT OF INCREASES AND DECREASES OF THE RECEIPTS OF THE FRIAR LANDS ESTATES DIVISION FOR THE FISCAL YEARS 1926 AND 1927

Sources	1926	1927	Increase (+) or decrease (—)
Interest on deferred payments	₱194,849.00	₱186,028.03	— ₱8,820.97
Income from rentals		96.00	+ 96.00
Interest on investment and securities	18,730.77	20,730.78	+ 2,000.01
Fees on irrigation service and certified copies of documents	5,278.96	6,021.69	+ 742.73
Sales of land	738,102.37	725,221.50	— 12,880.87
Sales of building		8,000.00	+ 8,000.00
Sales of equipment		2.00	+ 2.00
Miscellaneous	5,223.00	4,386.93	— 836.07
Fines and forfeitures	10.00	1.30	— 8.70
Credit adjustment prior year expense	34.48	(194.49)	— 228.97
Totals	962,228.58	950,293.74	— 11,934.84

Expenses.

The expenses incurred this year in the administration of the friar lands estates had increased by ₱94,992.96, the increase being mainly due to the sum of ₱98,500.68 actually spent in the construction and maintenance of roads and bridges as against the sum of ₱2,334.68 actually spent for the same purpose in the year 1926. The increases and decreases in expenses for the current year are detailed in the following statement:

COMPARATIVE STATEMENT OF INCREASES AND DECREASES OF THE EXPENSES OF THE FRIAR LANDS ESTATES DIVISION FOR THE FISCAL YEARS 1926 AND 1927

Expenses	1926	1927	Increase (+) or decrease (—)
Salaries and wages	₱48,800.99	₱52,151.48	+ ₱3,350.49
Traveling expenses of personnel	4,995.57	4,599.27	— 396.30
Freight, express, and delivery service	89.71	178.81	+ 89.10
Postal, telegraph, telephone, and cable service	890.53	1,000.00	+ 109.47
Illumination and power service	627.96	675.18	+ 47.22
Miscellaneous	116.22	522.15	+ 405.93
Rental of buildings and grounds	1,260.00	953.00	— 307.00
Consumption of supplies and materials	2,655.42	3,388.94	+ 733.52
Printing and binding reports, documents, and publications	170.65	197.60	+ 26.95
Maintenance and repair of equipment	340.80	176.85	— 163.95
Resurvey and reclassification of the Friar Lands	10,000.00	9,952.59	— 47.41
Administrative expenses	5,487.18	....	— 5,487.18
Maintenance and repair of buildings	480.00	930.00	+ 450.00
Construction, maintenance, alterations, and repair of Irrigation systems	70,000.00	69,997.24	— 2.76
Construction and maintenance of roads and bridges	2,334.68	98,500.68	+ 96,166.00
Purchase of equipment	881.12	900.00	+ 18.88
Totals	149,130.83	244,123.79	+ 94,992.96

The per capita statement of receipts and expenditures of the friar lands estates for the last five years is as follows:

Years	Receipts total	Receipts per capita	Expenditures total	Expenditures per capita	Population
1923	₱927,231.99	₱.0802361	₱158,518.79	₱.0137171	11,556,286
1924	1,002,198.34	.0850227	155,404.57	.0131839	11,787,412
1925	982,751.77	.08294734	151,297.27	.01276996	12,058,522
1926	962,228.58	.07946596	149,130.83	.01231601	12,108,688
1927	950,293.74	.07679092	244,123.79	.01972706	12,375,079

The balance sheet showing the assets and liabilities of the friar lands estates as of December 31, 1927, is shown as appendix No. 6-(*b*) of this report.

SAN LAZARO ESTATE

Appropriation.

There is no change in the appropriation for 1927, the same amount having been appropriated for 1926, as may be seen from the following table:

COMPARATIVE STATEMENT FO INCREASES AND DECREASES OF THE APPROPRIATION OF THE SAN LAZARO ESTATE SECTION FOR THE FISCAL YEARS 1926 AND 1927

Appropriation for—	1926	1927	Increase (+) or decrease (—)
	Act No. 3227	Act No. 3340	
Salaries	₱4,440.00	₱4,440.00	....
Miscellaneous expenses	2,400.00	2,400.00	....
Purchase of equipment	450.00	450.00	....
Totals	7,290.00	7,290.00	....

Receipts.

A decrease in the amount of ₱15,503.99 is noted in the receipts this year compared with those of 1926. This decrease is the natural result of the lessening of the sales of the San Lazaro Estate lots as they are being gradually disposed of from year to year. A detailed statement showing the sources of this decrease, follows:

COMPARATIVE STATEMENT SHOWING THE INCREASES AND DECREASES OF THE EXPENSES OF THE SAN LAZARO ESTATE FOR THE FISCAL 1926 AND 1927

Sources	1926	1927	Increase (+) or decrease (—)
Income from rentals	₱963.50	₱502.00	— ₱461.50
Interest on deferred payments	13,378.12	7,879.82	— 5,498.30
Interest on investment and securities	119,170.16	121,649.93	+ 2,479.77
Sales of land	79,486.26	68,243.89	—11,242.37
Miscellaneous	27.00	13.00	— 14.00
Fines and forfeitures	1,234.19	479.14	— 755.05
Credit adjustment, prior year expense	129.03	116.49	— 12.54
Totals	214,388.26	198,884.27	—15,503.99

Expenses.

As a consequence of the eventual decrease in receipts on sales of the San Lazaro Estate lots, a corresponding decrease in the expenses incident to their disposition is also noted, as may be seen from the statement which follows:

COMPARATIVE STATEMENT SHOWING THE INCREASES AND DECREASES OF THE EXPENSE OF THE SAN LAZARO ESTATE FOR THE FISCAL YEARS 1926 AND 1927.

Expenses	1926	1927	Increase (+) or decrease (—)
Salaries	₱4,333.52	₱4,436.89	+ ₱103.37
Traveling expenses of personnel	1.90	....	— 1.90
Postal, telegraph, telephone, and cable service	93.96	79.43	— 14.53
Illumination and power service	89.54	90.63	+ 1.09
Miscellaneous service	23.85	3.67	— 20.18
Consumption of supplies and materials	326.76	87.81	— 238.95
Printing and binding reports, documents, and publications	300.00	200.00	— 100.00
Administrative expenses	474.45	....	— 474.45
Purchase of equipment	409.50	231.60	— 177.90
Totals	6,053.48	5,130.03	— 923.45

The per capita statement of the receipts and expenses of the San Lazaro Estate for the last five years is as follows:

Years	Receipts total	Receipts per capita	Expenditures total	Expenditure per capita	Population
1923	₱243,748.22	₱.02109226	₱5,857.64	₱.00050679	11,456,286
1924	212,732.96	.01804746	5,923.85	.00050255	11,787,412
1925	264,909.54	.02235923	6,708.19	.00056619	12,058,522
1926	214,388.26	.01770532	6,053.48	.0005	12,108,688
1927	198,884.27	.01607135	5,130.03	.00041454	12,375,079

The balance sheet showing the assets and liabilities of the San Lazaro Estate as of December 31, 1927, is shown as appendix No. 6-(*c*) of this report.

Collections of Cadastral Accounts.

COMPARATIVE STATEMENT OF MONTHLY AND ANNUAL COLLECTIONS ON ACCOUNT OF CADASTRAL ACCOUNTS RECEIVABLE COVERING CADASTRAL COSTS FOR SURVEY AND MONUMENTING, INTERESTS, PENALTIES, AND SERVICE INCOME.

Year	Costs (M-B-8)	Penalties (M-24)	Interest (M-37)	Service income (M-38)	Totals
1925					
January	₱2,886.12	₱327.26	₱457.63	....	₱3,671.01
February	14,395.76	1,729.95	954.99	....	17,080.70
March	13,573.91	11,754.80	3,504.55	....	28,833.26
April	12,616.16	679.83	128.23	....	13,424.22
May	6,349.54	535.27	234.43	....	7,119.24
June	4,969.87	3,060.46	692.14	₱1,078.04	9,800.51
July	8,450.74	872.56	440.56	179.72	9,943.58
August	8,303.36	1,022.58	736.19	13,899.90	23,962.03
September	15,165.25	2,258.81	330.03	252.95	18,007.04
October	48,836.93	2,625.41	3,164.65	291.92	54,918.91
November	34,548.98	1,063.10	693.32	213.32	36,518.72
December	4,566.07	452.58	265.05	194.44	5,478.14
Totals	174,662.69	26,382.61	11,601.77	16,110.29	228,757.36

COMPARATIVE STATEMENT OF MONTHLY AND ANNUAL COLLECTIONS ON ACCOUNT OF CADASTRAL ACCOUNTS RECEIVABLE COVERING CADASTRAL COSTS FOR SURVEY AND MONUMENTING, INTERESTS, PENALTIES, AND SERVICE INCOME—Continued.

Year	Costs (M-B-8)	Penalties (M-24)	Interest (M-37)	Service income (M-38)	Totals
1926					
January	₱9,974.08	₱464.32	₱200.26	₱91.06	₱10,729.72
February	22,760.99	703.75	2,576.88	187.79	26,229.41
March	21,792.51	155.45	81.61	227.54	22,257.11
April	9,150.71	1,398.32	1,321.21	149.26	12,019.50
May	14,490.26	350.39	193.14	289.39	15,323.18
June	5,210.74	204.40	394.87	23.65	5,833.66
July	30,264.53	1,370.49	2,112.83	443.93	34,191.78
August	24,033.48	1,479.66	2,055.61	220.17	27,788.92
September	10,273.74	576.68	547.42	147.83	11,545.67
October	10,127.77	1,399.68	1,142.52	171.76	12,841.68
November	9,706.38	994.91	557.53	280.48	11,539.30
December	10,248.42	425.71	121.12	207.77	11,003.02
Totals	178,033.61	9,523.71	11,305.00	2,440.63	201,302.95
1927					
January	4,151.60	303.59	309.96	239.49	5,004.64
February	7,811.63	223.87	210.07	150.19	8,395.76
March	15,950.89	266.18	263.10	285.96	16,766.13
April	3,033.47	300.91	186.55	268.38	3,789.31
May	6,732.48	797.85	826.21	607.42	8,963.96
June	21,670.88	467.15	290.64	207.27	22,635.94
July	26,094.68	777.99	979.44	177.07	28,029.18
August	35,457.20	3,355.80	3,773.31	394.18	42,980.49
September	23,433.70	2,100.08	1,546.36	1,121.30	28,201.44
October	19,525.65	1,142.89	1,090.92	714.03	22,473.49
November	10,160.31	597.72	561.45	153.96	11,473.44
December	21,762.44	1,094.23	833.96	1,353.18	25,043.81
Totals	195,784.93	11,428.26	10,871.97	5,672.43	223,757.59

CONCLUSION

Before concluding, I am privileged to state that the year 1927 has been one of distinct progress for the Bureau of Lands in the disposition of the public domain. A greatly increased number of public land applications has been approved, and the amount collected from the sale, lease and other concessions of the public domain has surpassed that of any previous year.

In accordance with instructions received from the Governor-General, through your Office, no specific recommendations are made in this report. I should like, however, to invite attention to the suggestions contained in my report for the year 1924, especially to those relating to the establishment of agricultural schools and penal colonies in the middle of large unoccupied and undeveloped public land areas; the promotion of public parks, communal pastures, and fishing grounds; and the adoption of a national road building program, especially in the less developed areas of Mindanao, Mindoro, and Palawan, as, with our experience in Nueva Ecija, Nueva Vizcaya and the Cagayan Valley provinces through the construction of the Manila North and Manila–Aparri roads, I am more than ever fully convinced that the fundamental requirements for an adequate plan of public land settlement are suitable highways and other means of communication.

Very respectfully,

JORGE B. VARGAS
Director of Lands

APPENDICES

[Appendix No. 1–a]

SEVENTH PHILIPPINE LEGISLATURE
Second Session

H. No. 1201

[No. 3346]

AN ACT TO AMEND SECTIONS FORTY-TWO AND FORTY-FOUR OF ACT NUMBERED TWENTY-EIGHT HUNDRED AND SEVENTY-FOUR, KNOWN AS THE PUBLIC LAND ACT.

Be it enacted by the Senate and House of Representatives of the Philippines in Legislature assembled and by the authority of the same:

SECTION 1. Section forty-two of Act Numbered Twenty-eight hundred and seventy-four, known as the Public Land Act, is hereby amended to read as follows:

"SEC. 42. The Governor-General, upon recommendation by the Secretary of Agriculture and Natural Resources, shall from time to time fix by proclamation the period within which applications for free patents may be filed in the district, province, municipality, or region specified in such proclamation, and upon the expiration of the period so designated, unless the same be extended by the Governor-General, all the land comprised within such district, province, municipality, or region subject thereto under the provisions of this chapter may be disposed of as agricultural public land, without prejudice to the prior right of the occupant and cultivator to acquire such land under this Act by means other than free patent. The time to be fixed in the entire Archipelago for the filing of applications under this chapter shall not extend beyond December thirty-first, nineteen hundred and thirty-eight. The period fixed for any district, province, municipality, or region shall begin to run thirty days after the publication of the proclamation in the Official Gazette. A certified copy of said proclamation shall be furnished to the Director of Lands and to the provincial board and the municipal board or council affected, and copies thereof shall be posted on the bulletin board of the Bureau of Lands at Manila and at conspicuous places in the provincial building and the municipal building. It shall moreover, be announced by crier in each of the barrios of the municipality."

SEC. 2. Section forty-four of the same Act is hereby amended to read as follows:

"SEC. 44. The persons specified in the next following section are hereby granted time, not to extend beyond December thirty-first, nineteen hundred and thirty-eight, within which to take advantage of the benefits of this chapter: *Provided*, That the several periods of time designated by the Governor-General in accordance with section forty-two of this Act shall apply also to the lands comprised in the provisions of this chapter; but this section shall not be construed in the sense of prohibiting any of said persons from acting under this chapter at any time prior to the period fixed by the Governor-General."

SEC. 3. Upon the express or implicit approval of this Act by the President of the United States, as provided in the Act of Congress approved on August twenty-ninth, nineteen hundred and sixteen, entitled "An Act to declare the purpose of the people of the United States as to the future political status of the people of the Philippine Islands, and to provide a more autonomous government for those Islands," the Governor-General shall so announce forthwith, by means of a proclamation, and this Act shall take effect on the date of such proclamation.

Approved, February 10, 1927.

[Appendix No. 1–b]

SEVENTH PHILIPPINE LEGISLATURE }
Third Session } H. No. 2727

[No. 3371]

AN ACT AUTHORIZING THE DIRECTOR OF LANDS TO SELL CERTAIN LOTS IN THE BARRIOS OF SAN ROQUE, TINAGO, TIHERO, AND PANTING, IN THE CITY OF CEBU, TO THEIR ORIGINAL POSSESSORS AND CLAIMANTS OR SUCCESSORS IN INTEREST AND FOR OTHER PURPOSES.

Be it enacted by the Senate and House of Representatives of the Philippines in Legislature assembled and by the authority of the same:

SECTION 1. The original possessors and claimants, or their heirs or successors in interest, of the following lots situated in the City and Province of Cebu, contested by said claimants in Cadastral Case No. 9, G. L. R. O. No. 9465 and which have been declared Insular Government property, are hereby given an opportunity within one year from the passage of this Act to purchase the same from the Insular Government at a price equal to the amount at which said lots were assessed by the Government of the Philippine Islands for taxation purposes, in the year nineteen hundred and sixteen, when the said case was tried in the City and Province of Cebu:

Lots Nos. 63–B 7412, 64, 65–B 7414, 66–B 7416, 71–B 7418, 99–C 7419, 100–A 7421, 101–A 7423, 101–C 7425, 103, 105–B 7427, 106–A 7428, 106–B 7429, 107, 108, 109, 110, 115, 131, 133, 149–B 7442, 150–B 7444, 151–B 7446, 153–B 154, 155, 156, 157, 158, 159–B 7448, 160–A 7449, 162–A 7450, 163–B 7452, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 178, 179, 180–B 7454, 187–B 7463, 188–B 7465, 189–B 7467, 190–B 7469, 191–B 7471, 194, 196, 197, 198, 199, 200, 203–B 7473, 208–B 7478, 209, 210, 211, 212, 213, 214, 215, 217, 218, 219, 221, 222, 223, 225, 226–B 7480, 234, 281–C 7488, 283, 284, 285, 286, 287, 289, 290, 291, 292, 293, 294 295, 296, 297, 301, 302, 303, 346–C 7495, 347–B 7497, 356–B 7499, 562, 564, 3025, 3035, 5188, 7356–B 7671, and 7360.

SEC. 2. The "original possessors and claimants" as in this Act used shall be understood to apply only to those who appeared as respective claimants of said lots at the trial of the Cadastral Case No. 9, G. L. R. O. No. 9465, in the Cadastral Court of Cebu.

SEC. 3. The Director of Lands shall, within thirty days from the passage of this Act, cause a public notice of the sale proposed in this Act to be published once a week for three consecutive weeks in the Official Gazette in English and Spanish and in a newspaper of general circulation in the City and Province of Cebu, Philippine Islands, in Visayan dialect.

SEC. 4. In case of the death of the original claimant and there are more than one heir desiring to buy a lot under the provisions of this Act, it shall be sold to all the said heirs, pro indiviso, or share and share alike.

SEC. 5. There shall be excluded from the provisions of this Act all those lots which have already been sold by the Insular Government on the date of the passage of this Act and those other lots which have become a part of the northern extension of the Cebu Wharf, bounded on the north by a brook; on the east, by the sea; on the south, by the sea and the land of the Osmeña Water Works; and on the west, by the Los Martires Street.

SEC. 6. The Director of Lands is hereby authorized to draw up and sign all the necessary contracts and deeds in behalf of the Insular Government for the speedy compliance and enforcement of this Act.

SEC. 7. This Act shall take effect upon its passage.

Approved, December 3, 1927.

[Appendix No. 2–a]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

REVISED JULY 1, 1927

ADMINISTRATIVE ORDER
No. 9–1

Subject: **Regulations prescribing standard rates of charges for field and office work on land surveys**

1. *Scope and purpose.*—What should be the fee or charge to be collected from applicants for the survey of their lands is a question which frequently has been raised. To obviate the difficulties arising from the methods followed heretofore, an extensive research on survey costs covering the experience of the Bureau of Lands during the preceding years has just been completed and based upon the results thereof, the charges to be made for survey work, which shall be understood to include all field operations necessary for the survey of each parcel or tract of land, to all office operations of computation, drafting and other related work, shall henceforth be determined as herein prescribed.

2. *Definition of "survey."*—The term "survey" as used herein, shall be understood to comprise all the field work of making astronomical observations, connecting with established points of reference, monumenting the corners, running traverses to locate the corners, investigating adjoining owners, conflicts, etc., and shall include all the clerical, computing and drafting work necessary for the plans to be approved by the Director of Lands.

3. *Isolated land surveys—Classification.*—For the purposes of this order, the various classes of isolated land surveys are hereby defined as follows:

(a) *An original survey.*—Shall be the survey made of a tract of land in which the actual boundaries as claimed by the owner or claimant at the time of the survey are located by the surveyor, irrespective of any other previous surveys which may have been made of the same tract of land.

(b) *A resurvey.*—Shall be the survey made of a previously surveyed tract of land, for the purpose of verifying the work performed on the original survey.

(c) *A relocation survey.*—Shall be the survey made of a tract of land previously surveyed, in which the corners and boundaries as located in the original survey are relocated, and shall include the mineral lode and placer patent surveys.

(d) *A complete subdivision survey.*—Shall be the survey made of a tract of land for its division and partition into lots. Surveys of this class shall also include surveys in which adjoining previously surveyed tracts of land are combined into a single large tract, for the purpose of effecting a new subdivision of the consolidated parcels.

(e) *A partial subdivision survey.*—Shall be one in which a portion is excluded from the original survey.

(f) *Miscellaneous surveys.*—Shall be the surveys made of provincial municipal, barrio, or any other political boundaries, and any other survey work which does not properly come within the definitions prescribed in the preceding sub-paragraphs, such as road surveys, triangulation, hydrographic surveys, underground surveys, mineral location surveys, and so on.

4. *Original surveys.*—The charge for original surveys shall be determined from the following formula, provided, however, that in no case shall the charge for the original survey of each lot be less than twenty pesos (₱20):

$$C = 1.00n + 0.25\sqrt{S}$$

In which:

C=the amount to be charge for the original survey expressed in pesos and decimals thereof, Philippine currency.
n=the number of corners of the lot.
S=the area of the lot expressed in square meters. The square root should be determined to the nearest meter only.

5. *Relocation surveys and resurveys.*—The charges for relocation surveys and resurveys shall be computed as in the case of original surveys referred to in the preceding paragraph, plus a surcharge of fifty per cent (50%) of the amount thus computed, but in no case shall the charge for each lot be less than twenty pesos (₱20).

6. *Complete subdivision surveys.*—The charge for each of the lots into which an original survey is subdivided in the case of complete subdivision surveys shall be sixty per cent (60%) of the amount determined according to the formula for original surveys considering each subdivision lot as an original survey, provided that the total charge shall in no case be less than twenty pesos (₱20).

7. *Partial subdivision surveys.*—The charge for partial subdivision surveys shall be the same as for original surveys.

8. *Miscellaneous surveys.*—The charge for miscellaneous surveys shall be based upon the actual cost of performing the work plus a surcharge of ten per cent (10%).

9. *Advance deposits.*—Unless specifically authorized by the Director of Lands, advance deposits in amounts to be determined in accordance with the formula and methods herein prescribed shall be required in every instance before any survey work shall be begun. In the case of miscellaneous surveys, however, the advance deposit to be required shall be twice the estimated cost of the field work involved.

10. *Office work on isolated land surveys.*—For the clerical, computation, and drafting work only in the Manila Office on isolated land surveys, the charges shall be as follows, provided that in no case shall the total charge be less than two pesos (₱2).

(*a*)	Clerical work	per survey	₱0.50
(*b*)	Investigations	per lot	1.50
(*c*)	Projecting surveys on cadastral map sheets		[a].05
(*d*)	Traverse computations	per station	.10
(*e*)	Area computations	per corner	.20
(*f*)	Preparation of plans	do	.20

---

[a] Per corner.

11. *Office work on cadastral land surveys.*—For the clerical, computation and drafting work only in the Manila Office on cadastral land surveys, the charges shall be as follows:

(*a*) Computation and related clerical work	per corner	₱0.10
(*b*) Drafting and related clerical work	do	.05

12. *Technical descriptions.*—For typewriting technical descriptions in triplicate, a rate of five centavos (₱0.05) per corner shall be charged, provided that in no case shall a charge be less than fifty centavos (₱0.50).

13. *Miscellaneous work.*—All miscellaneous clerical, computation and drafting work, such as special computations or plans, or any other work not specifically provided for herein shall be charged at actual cost plus a surcharge of ten per cent (10%).

14. *Rush work.*—In general, rush work shall not be accepted except upon specific authority of the Director of Lands and then only (1) in the cases of original and subdivision surveys which must be made within the time necessary to avoid foreclosures in mortgages or other similar judicial proceedings, in which cases all documents relative thereto must be produced; (2) in contests to decrees, to be presented in court, before the expiration of the one-year period for reopening allowed in such cases; (3) in amendments to plans of surveys on which decree is pending; and (4) in surveys in which the Government or any of its branches is interested.

15. *Rush charges on isolated land surveys.*—The rush charges on isolated land surveys shall be twice the actual cost as computed in accordance with paragraphs 10 and 12 hereof, provided that in no case shall a charge be less than twenty-five pesos (₱25) per survey or work.

16. *Cloth tracing.*—For tracings on cloth to be approved by the Director of Lands, of plans of cadastral or isolated survey lots, to be prepared in the Manila Office only, a rate of fifteen centavos (₱0.15) per corner regardless of equivalences shall be made, provided that in no case shall the charge be less than two pesos (₱2) a tracing sheet, as provided for in paragraphs 1 and 3 of Administrative Order No. 10.

17. *Paper tracings.*—For paper tracing of cadastral and isolated survey lots, prepared either in the field or in the Manila Office, a rate of ten centavos per corner for all lots shown on a tracing sheet shall be charged, provided that in no case shall a charge be less than one peso (₱1).

18. *Paper tracings to be certified.*—When issued in the field by an officer or employee of the Bureau of Lands authorized to prepare and issue such paper tracings, the following certificate shall be placed thereon:

"Furnished to Mr. ....
by authority of Administrative Order No. 9.
"Received payment under Official Receipt No. ....,
dated ...., or Money Order
No. ...., dated ....

....
"Title, as 'District Land Officer, 'Assist. Surveyor," etc.,
Land District No. ...."

19. *Plans to be furnished to interested parties only.*—As the plans and other documents form part of the muniments of title to private property, copies or tracings of any surveyed lot or lots shall be furnished to the

corresponding owners, claimants or real parties in interest only, and to no other.

20. *Issue of official receipts.*—District land officers, chiefs of survey parties and all other collecting officers are hereby instructed to issue official receipts in acknowledgment of the sum of money received by them in payment of tracings or sketches furnished in accordance with this order. If a collecting officer is not provided with official receipt blanks the interested parties shall be required to purchase a postal money order payable to the Director of Lands, which money order shall be forwarded by the collecting officer to Manila, accompanied by a letter of transmittal explaining the nature of the collection to enable the Cashier and Disbursing Officer in the Central Office to issue the proper official receipt in favor of the payer.

21. *Collections to go to Cadastral Revolving Fund.*—As all land surveys made prior to a regular cadastre are in the nature of advance sectional cadastral surveys and must be taken into consideration in the execution of the regular cadastre for which reason they are exempted by law from payment of the corresponding cadastral charges, all moneys collected by virtue of and pursuant to the provisions of this order shall be credited to the Cadastral Revolving Fund of the Bureau of Lands, and the same shall be considered as available for operating expenses in the execution of cadastral surveys under the provisions of Section 1857 of the Administrative Code as amended by Act No. 3077.

22. *Effective date.*—This order shall supersede present Administrative Order No. 9 as revised on October 1, 1926, and shall take effect July 1, 1927.

JORGE B. VARGAS
Director of Lands

Approved: July 1, 1927.
SILVERIO APOSTOL
Acting Secretary of Agriculture
and Natural Resources

[Appendix No. 2–b]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

MAY 11, 1927

ADMINISTRATIVE ORDER
No. 12

Subject: **Rules and regulations governing the disposition of lots within townsites duly reserved and other lands suitable for residential, commercial or industrial purposes.**

Pursuant to the provisions of section 5, Chapter I of the Public Land Act (Act No. 2874, as amended), the following rules and regulations are hereby promulgated for the information and guidance of all concerned.

CHAPTER I.—*Townsites*

1. *Lands open to disposition.*—All lots included in townsites duly reserved under the provisions of Chapter XI of the Public Land Act, except such as may have been reserved for public or semi-public purposes, may be acquired through purchase, in the manner hereinafter provided.

2. *Who are qualified to purchase.*—The following may purchase lands in townsites: (*a*) Any citizen of either the Philippine Islands or the United States or a citizen of a foreign country where Filipinos are given the same privilege to purchase public lands, who is twenty-one (21) years of age or the head of the family; (*b*) An association or corporation organized under the laws of the Philippine Islands or of the United States or any state thereof, sixty-one per cent (61%) of whose capital stock belongs wholly to the citizens of the United States or the Philippine Islands; (*c*) Corporate bodies organized in the Philippine Islands and authorized by law to purchase public lands.

3. *Sale to be made after subdivision.*—Except upon specific authority of the Secretary of Agriculture and Natural Resources, no lot shall be sold until after proper subdivision has been made and the area necessary for streets, plazas, and other public improvements has been set aside.

4. *Auction.*—Except as hereinafter provided, the sale of townsite lots shall be made through oral bidding and award made to the highest bidder: *Provided,* That no bid shall be considered for less than two-thirds ($\frac{2}{3}$) of the appraised value of the land: *And provided, further,* That award shall not be made until the successful bidder has deposited an amount sufficient to defray the expenses incurred in the survey of the land and the advertisements of the sale, if newspaper publication is necessary, as prescribed in paragraph twenty-six (26) of Administrative Order No. 6. In cases where an appropriate application has been duly recorded and the applicant

has made improvements on the land by virtue of a permit issued to him by the Director of Lands or other competent authority, the sale shall be made in accordance with the provisions of paragraph ten (10) of Administrative Order No. 6.

5. *Payment of the purchase price.*—Ten per cent (10%) of the amount of the bid shall be paid at the time of the auction or before the close of office hours of the next following working day, and the remainder shall be paid in full at the same time or in not more than ten (10) annual installments. Should the purchaser elect to pay in installments, the amount remaining unpaid shall bear interest at the rate of four per centum (4%) per annum.

6. *Agreement to construct improvements.*—Before award is made, the successful bidder shall sign an agreement to construct suitable improvements on the land specifying in said agreement the kind and value of the improvements contemplated.

7. *Kind of improvements to be made.*—The plan of improvements to be constructed shall conform to existing local ordinances and shall be subject to the approval of the Bureau of Public Works.

8. *Period allowed for construction of improvements.*—The successful bidder shall, unless otherwise specifically authorized by the Director of Lands begin construction of the improvements so agreed upon within six (6) months after the award to him of the land and shall complete the said construction within eighteen (18) months from the date of the award. Failure to comply with this requirement shall be sufficient cause for the rescission of the sale and forfeiture of whatever payment has been made by the said bidder on account thereof.

9. *Issuance of patent.*—No patent for a townsite lot shall be issued until after the purchaser has paid in full the purchase price of the lot and the Director of Lands is satisfied, after due investigation, that the purchaser has complied with the requirements with respect to the construction of improvements.

10. *Proceeds from sale of lots.*—Proceeds from sale of lots in townsites shall, unless otherwise specifically provided by law, accrue to the Insular Government in accordance with the Public Land Act.

11. *Special provisions for Baguio townsite—Felling of trees.*—No trees standing upon a lot applied for shall be felled except upon permission in writing of the Baguio Improvement Committee, or its duly appointed representatives.

CHAPTER II.—*Other Lands Suitable for Residential, Industrial, Commercial, or other Productive Purposes*

12. *How lands may be disposed of.*—Subject to the restrictions of Chapter IX of the Public Land Act, lands suitable for residential, industrial, commercial or other productive purposes may be acquired through purchase or lease in the manner herein provided.

13. *What lands may be acquired.*—Any land of the public domain or the private property of the Insular Government suitable for residential, commercial or industrial purposes that is not needed for the public service, may be acquired through purchase or lease, except lands classified as reclaimed, foreshore or marshy lands or lands covered with water bordering on navigable lakes or rivers which may only be acquired through lease.

14. *Why may purchase or lease.*—Any person, corporation or association authorized to acquire public lands for agricultural purposes may purchase or lease lands suitable for residential, industrial, commercial or other productive purposes. Persons disqualified to purchase agricultural public lands may also purchase or lease lands suitable for residential, industrial or commercial purposes but the title of the purchaser shall be good, or the lease shall continue, only while the lands so purchased or leased are utilized for the purposes for which they were acquired.

15. *Extent of land that may be acquired.*—The amount of land that may be purchased or leased for commercial, residential or industrial purposes shall be as determined by the Director of Lands, considering the actual need of the applicant and the extent of the land for such purposes in the locality, and shall in no case exceed forty-eight (48) hectares, the spirit of the law being to avoid the monopoly of land. Where lands available for disposition have been subdivided, no person shall be permitted to purchase or lease more than two lots for residential purposes and two for industrial or commercial purposes in any subdivision. In any case, no person shall be allowed to purchase or lease more than one hectare of land for residential purposes except upon specific authority of the Secretary of Agriculture and Natural Resources.

16. *Condition under which sale is made—Auction, payment, purchase price, etc.*—The sale, payment of purchase price, construction of improvements, and issuance of patent shall be made in the manner and under the same terms and conditions as provided in paragraphs four (4), five (5), six (6), seven (7), eight (8), and nine (9) of this order, with the exception that no bid shall be accepted for less than the appraised value of the land.

17. *Awards in leases.*—The right to lease the land shall be awarded to the person offering the highest annual rental. The highest bid shall be determined through oral or sealed bidding as the case may be, in the same manner and under the same conditions as provided in paragraph five (5) of this order. The successful bidder shall deposit not later than the close of office hours of the working day next following the date of auction an amount equal to at least three months' rental computed on the basis of the successful bid.

18. *Rental.*—The rental on leases shall not be less than three per centum of the value of the land, plus one per centum of the value of the improvements constructed or to be constructed thereon.

19. *The lease contract—Terms and provisions of.*—The successful bidder shall sign a contract of lease containing all the conditions prescribed by existing laws and regulations, particularly those enumerated in section sixty-one (61) of Act No. 2874.

20. *Improvements on foreshore lands.*—Any person desiring to construct either a pier, wharf or bulkhead or to undertake any reclamation of the sea or other portworks on land belonging to the public domain, shall first secure a foreshore lease in the manner herein provided and after such lease is obtained, shall submit for approval a location plan and a complete set of construction plans through the Bureau of Customs and Bureau of Public Works to the Department of Commerce and Communications. The location plans must show the tracts covered by the foreshore lease and

the exact location of the proposed structure or other improvements together with the location of any adjacent structures or portwork improvements. The location and construction plans must be submitted by the applicant in the manner prescribed by the Department of Commerce and Communications. (See Department Order No. 44 of the Secretary of Commerce and Communications, series of 1925.)

CHAPTER III.—*General Provisions*

21. *Applications—Filing and approval of.*—All applications for lands coming under the classification enumerated in this order shall be filed in the prescribed forms and, except as otherwise herein provided, shall be acted upon in accordance with Administrative Order No. 6; *Provided, however,* That the sale or lease of lands described in Chapter II of this order shall be advertised only after the Governor-General has issued a declaration, classifying such lands as disposable through sale or lease under the provisions of Chapter IX of the Public Land Act.

22. *Survey.*—The survey of lands described in this order shall be at the expense of the lessee or purchaser as the case may be, and shall be governed by the provisions of paragraph twenty-seven (27) of Administrative Order No. 6.

23. *Special provisions regarding foreshore, etc.—Preference of Riparian Owner.*—The owner of the property adjoining foreshore lands, marshy lands or lands covered with water bordering upon the shores or banks of navigable lakes or rivers, shall be given preference to apply for such lands adjoining his property as may not be needed for the public service, subject to the laws and regulations governing lands of this nature, provided that he applies therefor within sixty (60) days from the date he receives notice from the Director of Lands.

24. *Repeal of Prior Rules and Regulations.*—All existing rules and regulations or parts thereof which are inconsistent with the provisions of this order are hereby repealed.

25. *Effectivity.*—This order shall take effect on May 11, 1927.

JORGE B. VARGAS
Director of Lands

Approved: May 11, 1927
SILVERIO APOSTOL
Acting Secretary of Agriculture and Natural Resources

[Appendix No. 3 (*a*)]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

January 29, 1927

CIRCULAR
No. 119

Subject: **COLLECTIONS OF SPECIAL COLLECTING OFFICERS: DISPOSITION AND EXAMINATION THEREOF.**

For the information and guidance of surveyors, public lands inspectors, and other employees of the Bureau of Lands designated as special collecting officers of the Bureau of Lands in their respective headquarters, the following instructions relative to the disposition of the collections made by them are hereby promulgated:

1. Unless otherwise authorized by the Director of Lands, collecting officers stationed outside of Manila shall make remittance to the Insular Treasurer at least once a month, and at any time when the total collection undeposited has reached the sum of ₱500.

2. Remittance to the Insular Treasury shall be made by accomplishing General Form No. 14–A (Invoice of Funds) in accordance with the instructions printed in the said form.

3. The cash collection shall be exchanged with a Philippine National Bank check, applying for this purpose to the Provincial Treasurer, or, in case the special collecting officer concerned is stationed far away from the provincial capital, several money orders drawn in favor of the Insular Treasurer shall be purchased in the nearest post office. The money orders or checks shall thereupon be mailed to the Insular Treasury together with the Invoice of Funds.

4. The following collections shall be classified as falling under Fiduciary Fund:

(*a*) Deposit for surveys;

(*b*) Deposit for publication of notices re land applied for under sales, lease and foreshore lease applications;

(*c*) Deposit for lease of land and foreshore with bid;

(*d*) Deposit for payment on sales of land with bid;

(*e*) Deposit for payment collected which cannot be classified for lack of information.

5. The following collections shall be classified as falling under General Fund:

(*a*) Penalties on deferred rentals;

(*b*) Homestead fees;

(*c*) Proceeds from sale of the public domain or of Insular Government properties;

(*d*) Rentals of public lands;

(*e*) Rentals of Insular Government property;

(*f*) Interest on deferred payments on sales of lands;

(*g*) Interest on deferred payments of rentals;

(*h*) Fees on provisional or revocable permits;

(*i*) Cost of surveys of provincial and municipal land;

(*j*) Cost of surveys of private land;

(*k*) Cost of sketch plans of lots;

(*l*) Cost of property sold (other than land);

(*m*) Government share of products sold;

(*n*) Fees on permit for taking shells, sand and gravel from public land and shores;

(*o*) Sales of empty cans, barrels and waste materials;

(*p*) Interest on Government funds deposited with the bank;

(*q*) Charges for certified copies of documents;

(*r*) Fees for certifying correctness of records and cadastral payments, and for administering oaths.

6. The following collections of the friar lands shall be classified as falling under Special Fund (F. L.):

(*a*) Forfeited fees for cancelled sale contracts;

(*b*) Interest on loans;

(*c*) Interest on deferred payments on the cost of land sold;

(*d*) Irrigation fees;

(*e*) Cost of certified copies of public documents;

(*f*) Sales of land;

(*g*) Sales of property other than land;

(*h*) Fees on "caiñgin" permit;

(*i*) Cost of products gathered from vacant land sold;

(*j*) Cost of waste materials;

(*k*) Deposit for the repurchase of land;

(*l*) Repayment of loans.

7. The following collections of the San Lazaro Estates shall be classified as falling under Special Fund (S. L.):

(*a*) Forfeited fees for cancelled sale and lease contracts;

(*b*) Rents on San Lazaro lots;

(*c*) Interest on loans;

(*d*) Interest on deferred payments on the cost of land sold;

(*e*) Cost of certified copies of public documents;

(*f*) Sales of land;

(*g*) Miscellaneous receipts;

(*h*) Repayment of loans.

8. Chiefs and assistant chiefs of division, chiefs of section, division inspectors, district land officers and chief of survey parties are hereby authorized to examine from time to time the cash and accounts of all special collecting officers and of all special disbursing officers in their respective jurisdiction. The original copy of the report of examination shall be sent to the Director of Lands for verification by the Chief Accountant in connection with the audit of the accounts of the officer concerned submitted at the end of each month.

9. District land officers and chiefs of survey parties acting as special collecting officers who are stationed in places where there are no immediate superior officers who can examine their cash and accounts are hereby required to notify the district auditor of the province of such fact.

JORGE B. VARGAS
Director of Lands

[Appendix No. 3 (*b*)]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

April 29, 1927

CIRCULAR
No. 120

Subject: **INSTRUCTIONS FOR THE CADASTRAL SURVEY OF MUNICIPALITIES BY DEPUTY CADASTRAL LAND SURVEYORS.**

Pursuant to the provisions of Act No. 3327, authorizing private land surveyors to excute cadastral surveys, the following instructions are hereby issued for the guidance of those who desire to take advantage of the benefits of said Act:

1. *The Law.*—For a clearer understanding of these regulations, Act No. 3327 is hereunder quoted in full:

"SECTION 1. The Director of Lands is hereby authorized to assign to private surveyors such cadastral surveys as may have been ordered by the Governor-General, whenever such measure is required for the prompt adjudication of the titles to said land: *Provided, however,* That before making such assignment, the Director of Lands shall satisfy himself:

"(*a*) That such private surveyors have incorporated under Act Numbered Fourteen hundred and fifty-nine and that on the boards of directors of such corporations there are at least three private surveyors who have practised for an uninterrupted period of five years prior to the making of such assignment, one of whom is a qualified deputy cadastral land surveyor, competent and able to conduct and carry out a cadastral survey under this Act, in accordance with the rules, technical requirements, and standards of the Bureau of Lands: *Provided,* That it shall not be necessary for the purposes of this Act that all the members of the board of directors, other officers and stockholders of the corporation be private surveyors.

"(*b*) That said corporation of private surveyors has filed with the municipal council the proper cadastral project, together with the amount, conditions and terms of payment of their fees, and that the same has been sanctioned and approved by said municipal council and by the provincial board concerned, and endorsed to the Governor-General, through the Director of Lands, recommending the project as reasonable and the amount, conditions, and terms of payment of the fees as equitable: *Provided, however,* That in case of a cadastral survey previously requested by the municipal council under Act Numbered Twenty-two hundred and fifty-nine and authorized by the Governor-General prior to the approval of this Act, the approval of the Director of Lands of the amount, conditions, and terms of payment of the fees contained in such cadastral project, submitted to the Director of Lands by a corporation of private surveyors, shall be sufficient in order that said Director of Lands may make the assignment of such cadastral survey requested prior to this Act.

"(*c*) That said corporation of private surveyors has given a bond satisfactory to the Director of Lands, in an amount representing not less than ten per centum of the estimated cost of the cadastral project to be made under this Act, to guarantee the faithful execution of the work by such corporation and to cover the cost of any correction work that may have to be done by the Bureau of Lands.

"SEC. 2. The fees for surveys made by a corporation of private surveyors in accordance with this Act shall constitute a first lien on the land of the occupants or claimants the payment of which shall be obligatory for each of them, in conformity with the terms of the project concerned: *Provided, however,* That none of the provisions of this section shall be construed to oblige the Government to pay fees to corporations of private surveyors for surveys of public lands surrounded by private lands claimed in the same cadastral proceedings: *Provided, further,* That the provisions of section eighteen of Act Numbered Twenty-two hundred and fifty-nine, as amended, shall not be applicable to cadastral projects made in accordance with the provisions of this Act except so far as the cost of the judicial registration proceedings is concerned.

"SEC. 3. The municipal treasurers in municipalities where cadastral surveys are made under this Act are hereby made ex-officio delegates of the Director of Lands for the collection of the fees specified in any cadastral project and it shall be their duty to make the occupants or claimants of the land pay such fees, subject to the terms prescribed in said project, and the funds so collected shall be paid into the Insular Treasury, in accordance with the usual procedure, and during the first five days of each month a statement of the monies collected during the preceding month shall be forwarded to the Director of Lands: *Provided, however,* That for delinquent payments the procedure shall be the same as that use for delinquent land taxes: *And provided, further,* That with regard to the amount of the fees as well as that of the penalties, the municipal treasurers shall follow the instructions of the Director of Lands regarding the manner of computing them, as hereinafter provided. The Insular Treasurer, upon the certificate of the Director of Lands, shall pay the sums collected in accordance with the terms and conditions of the contract, to the corporation of surveyors to whom the cadastral survey was assigned.

"SEC. 4. The Director of Lands is hereby authorized to issue regulations for observance by the municipal treasurers, subject to the approval of the Insular Auditor, in the rendering of the proper accounts to his Bureau, in accordance with section three of this Act, particularly concerning the manner of computing fees and penalties in conformity with the terms stipulated in the project as sanctioned and approved by the municipal council concerned or the Director of Lands, as the case may be.

"SEC. 5. Corporations of private surveyors to which the execution of any cadastral survey has been delegated under this Act are hereby strictly prohibited from collecting any money for cadastral survey fees from the occupants or claimants of land within the cadastral zone. The violation of this prohibition shall be sufficient cause, upon its being proved, for the cancellation of the assignment of the project to the corporation and the forfeiture of the bond furnished under section one, subsection (*c*) of this Act.

"SEC. 6. There is hereby appropriated, out of any funds in the Insular Treasury not otherwise appropriated, a sum not to exceed one hundred thousand pesos, which shall be at the disposal of the Director of Lands, for the making of loans in cases of duly established necessity and in the manner hereinafter prescribed, exclusively to corporations of private surveyors formed in accordance with this Act in order to aid the same in the completion of the survey work on a cadastral project or projects being executed by such corporations.

"SEC. 7. The Director of Lands is hereby authorized to grant loans to corporations of private surveyors to whom cadastral surveys have been assigned in accordance with this Act, out of the fund created by the preceding section, with legal interest, on the security of the fees computed, collected, and to be collected by the municipal treasurers from the occupants or claimants of the lots included in cadastral proceedings submitted to and approved by the Bureau of Lands: *Provided,* That such loans shall not in any case exceed seventy-five per centum of the total of such fees collected and outstanding, as provided in this section, and shall be repaid with the fees collected and to be collected by said municipal treasurers in connection with said cadastral proceedings.

"SEC. 8. Upon the approval by the Director of Lands of any cadastral survey made under this Act in which the fees collected by the municipal treasurer are not subject to any guarantee given by the corporation of surveyors, it shall be the duty of said Director of Lands to give orders for the payment of such fees, upon request, to the corporation concerned, and the monthly payment of the monies being collected until completion of the payment of the fees pertaining to the cadastral survey or surveys not encumbered by any loan.

"SEC. 9. Thirty days after publication of the inception of a cadastral survey in accordance with this Act, it shall be obligatory for every occupant or claimant of land included within the cadastral zone to coöperate in the monumenting of the corners of each lot or part thereof occupied or claimed by him, with concrete monuments to be furnished by the local cadastral office, under the direction and supervision of a surveyor or surveyors of said office or their assistants.

"SEC. 10. All provisions of Act Numbered Twenty-two hundred and fifty-nine not inconsistent herewith shall be applicable to the execution of any cadastral survey made in accordance with this Act.

"SEC. 11. The Director of Lands shall exercise strict supervision over the field and office work of such cadastral surveys to assure faithful compliance with all provisions of law and the regulations of the Bureau of Lands.

"SEC. 12. Act Numbered Twenty-nine hundred and eighty-nine is hereby repealed; *Provided, however,* That the present Act shall not apply to private cadastral surveys being made at the time of its approval, until their completion, unless the private surveyors in charge of such cadastral surveys incorporate in accordance with the provisions of this Act.

"SEC. 13. This Act shall take effect on its approval.

"Approved, December 6, 1926."

2. *Authority.*—Any corporation organized as provided in section 1(*a*) of Act No. 3327 may secure the assignment of a cadastral project by filing an offer with the municipal council of the municipality to be surveyed under the cadastral system, stating the amount, conditions and terms of payment of their fees, subject to the sanction and approval of said municipal council, the provincial board concerned, the Director of Lands, and the final authorization of the cadastral survey by the Governor-General.

3. *Previously authorized surveys.*—In the case of municipalities the cadastral survey of which was already authorized by the Governor-General prior to December 6, 1926, the approval of the Director of Lands of the amount, conditions and terms of payment of the fees, proposed and submitted to the Director of Lands by a corporation organized as prescribed in section 1(*a*) of Act No. 3327 will be sufficient for the assignment of the cadastral survey to the applicant corporation.

4. *Qualifications.*—Private land surveyors who have not been authorized as deputy cadastral land surveyors shall be required to take a written examination to be given by the Private Land Surveyors' Board, to determine their ability to handle and complete the work in accordance with the existing instructions.

5. *Regulations.*—The present instructions in force and those which may hereafter be issued conerning the execution of cadastral surveys by Bureau of Lands surveyors, are equally applicable to, and must be observed strictly by deputy cadastral land surveyors authorized to execute similar surveys, except such modifications as may be expressly authorized by the Director of Lands when required or justified by local physical conditions and circumstances.

6. *Bond.*—The bond required of every deputy cadastral land surveyor pursuant to section 1(c) of Act No. 3327, shall be fixed at 10 per cent of the total estimated cost of the project but in no case to be less than ₱1,000 which may be guaranteed by: (*a*) cash deposit with the Insular Treasurer; or, (*b*) by a duly established fidelity or surety company; or, (*c*) by personal bond secured by at least three solvent sureties possessing sufficient real property to guarantee the amount of the bond which must be filed and satisfied before an assignment is made. In the case of personal bonds, each surety thereof shall submit an affidavit certifying that his properties offered as securities are free from encumbrances, the assessed valuations of which shall be certified to by the municipal treasurer. The total assessed valuation of the properties must be at least twice the required amount of bond. The surveyor may be required to increase his bond should it be found to be insufficient to answer for any extraordinary verification and correction work and to guarantee the faithful execution of the project. The bond shall be cancelled after the decision of the court of first instance hearing the case or registration proceedings shall have been rendered: *Provided, nevertheless,* That such necessary corrections which may thereafter arise due to technical errors or from any cause. shall always be made at the expense of the surveyor who contracted the work. The bond shall also answer for any damages that may be suffered by the claimants or the Government for verification and correction work due to incompetency or failure to observe the instructions on the part of the surveyor or to prosecute the completion of the project within reasonable time.

Nothing in this paragraph shall be understood as preventing the surveyor from being subjected to any punishment provided for by section 1865 of the Revised Administrative Code.

7. *Supervision.*—The equipment and supplies utilized as well as the office and field methods employed in the execution of the contracted cadastral project shall be subject to strict supervision and inspection by division inspectors, district land officers, and other authorized agents of the Bureau of Lands, who shall see to it that the required and approved practices of the Government in cadastral work are duly observed.

8. *Inspection.*—Cadastral projects under private contract shall be subject to inspection and supervision in the same manner as any other cadastral project under the Bureau of Lands by the division inspectors and district land officers and other proper officials of said Bureau, and their instructions shall be complied with, unless disapproved by the Director of Lands.

9. *Verification.*—Technical experts may be detailed at any time to check and verify the accuracy and completeness of the work on each contracted project in progress, in order to assure that the necessary reasonable diligence and care are observed in maintaining the required standards of technical work. A final inspection by a division inspector or qualified district land officer shall be made to satisfy the Bureau as to the completeness and accuracy of the survey returns before the survey records are submitted to the Director of Lands for approval.

10. *Personnel.*—The names of all assistant surveyors or partners, responsible checkers, computers and draftsmen must be reported to the Director of Lands for his information and record, as soon as they are connected with any assigned project. It is required that each operation performed or checked in any computation or mapping work be duly signed or certified by each employee, as if the whole work were done by the Bureau of Lands personnel.

11. *Collection of survey fees.*—Pursuant to the provisions of section 3 of Act No. 3327, municipal treasurers shall collect for the Director of Lands the survey fees in the amount and in the manner stipulated in the survey contract approved by the Director of Lands in assigning the cadastral project to the deputy cadastral land surveyor concerned.

12. *Monthly report of collections.*—During the first five days of each month a statement of the amounts collected during the preceding month shall be forwarded to the Director of Lands.

13. *Penalties for overdue accounts.*—Overdue accounts shall be subject to the penalties agreed upon and specified in the survey contract sanctioned and approved by the municipal council and provincial board concerned and by the Director of Lands. Should there be no specific provision for penalties in the survey contract, such penalties shall be computed at the rate of 6 per cent per annum on the total unpaid balance of the account. The interest shall be computed effective the date the account is due to the date of payment.

14. *Delinquency in payments.*—As provided for in section 2 of Act No. 3327, fees for surveys made by corporations of private land surveyors shall constitute a first lien on the land of the occupants or claimants, the payment of which shall be obligatory for each of them in conformity with the terms of the project concerned. Failure to pay the survey fees and

the penalties corresponding thereto in accordance with the terms of the survey contract shall subject the land owner or claimants to the penalties provided for deliquent land taxes.

15. *Cadastral survey loan fund.*—The sum of one hundred thousand (₱100,000) pesos appropriated in section 6 of Act No. 3327 for loans in cases of duly established necessity, to corporation of private surveyors to whom cadastral surveys have been assigned in accordance with said Act, may be granted with interest at six per centum per annum, and upon security of the fees computed, collected, and to be collected by the municipal treasurer from the occupants or claimants of the lots included in cadastral proceedings submitted to and approved by the Bureau of Lands. The loan shall be paid in installments during a period to be determined in each particular case depending upon the progress of work in the execution of the project. In no case shall a loan be granted upon projects or portions thereof designated as cadastral cases on which the tertiary survey has not been completed in the field and its computations and plans duly verified and approved by the Director of Lands. Where a loan is granted the monies collected by the municipal treasurer shall be retained in the Insular Treasury and credited to the loan account of the corporation debtor until the entire amount of the loan and all interest due shall have been fully repaid. Thereafter, unless another loan is granted, all monies collected shall be disposed of in accordance with section 8 of Act No. 3327.

JORGE B. VARGAS
Director of Lands

[**Appendix No. 3 (*c*)**]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

JUNE 9, 1927

CIRCULAR
No. 121

Subject: **APPORTIONMENT OF CADASTRAL SURVEY COSTS.**

For the purpose of adequately carrying out the provisions of section 18–A of Act No. 2259, as amended by Act No. 3337, the following rules governing the apportionment of the cost of cadastral survey and registration proceedings among the lots included within a cadastral project are hereby prescribed:

1. For a clearer understanding of the provisions of law involved, Act No. 3337 is hereunder quoted in full:

"SECTION 1. Paragraph (*a*) of section eighteen of Act Numbered Twenty-two hundred and fifty-nine, as amended by Acts Numbered Twenty-five, hundred and fifty-eight and Three Thousand and eighty-one, is hereby amended to read as follows:

"'SEC. 18 (*a*). One-tenth of the cost of the registration proceedings and the cadastral survey and monumenting had under this Act shall be borne by the Insular Government; one-tenth shall be paid by the province concerned, and one-tenth by the city, municipality, municipal district, township or settlement in which the land is situated, the City of Manila to be considered for this purpose, both as a province and municipality; and the remaining seventeenths shall be assessed and collected against each and all of the lots included in a cadastral proceeding and shall be apportioned in accordance with the square root of the area thereof, but in no case shall less than five pesos be taxed against each lot; *Provided,* That when in the judgment of the provincial board, a municipality, municipal district, township, or settlement has not sufficient funds to pay this obligation, its share may be paid by the province. The amounts thus taxed against each of the lots or parcels of land shall be considered a special assessment of taxes against the respective parcels, shall constitute a first lien upon the land, and shall be collected by the Director of Lands or his duly authorized representatives in equal installments within a period of five years, bearing interest at the rate of six per centum per annum. The first installment shall become due and payable at the same time as the general land taxes for the year next succeeding the year in which the Court of First Instance rendered its decision and shall be collected in the same manner as such general land taxes. Each succeeding installment shall become due and payable at the same time as the general land taxes for the corresponding current year and shall be collected in the same manner. The Clerk of

Court shall for this purpose send to the officer in charge of such collection a copy of said decision: *Provided, however,* That the amounts representing the proportional shares of the costs taxed against lots surveyed at the request and expense of their owner and for which a plan other than the cadastral plan has been made by a duly authorized surveyor prior to the decision in the cadastral proceeding, or which have been registered, in accordance with the provisions of Act Numbered Four hundred and ninety-six, entitled "The Land Registration Act" or surveyed, patented, or leased under the Public Land and Mining Laws, prior to the decision in the cadastral proceeding, or have been declared to be public lands by the court, shall not constitute a lien against said lot nor shall they be collected from the owners thereof: *Provided, further,* That the owner of any lot may, if he so desires, pay any installment of the costs taxed against his lot at any time before the same becomes due.'

"SEC. 2. This Act shall have retroactive effect and shall be applicable to all cadastral proceeding in which the order apportioning the costs had not been entered at the time of the promulgation hereof."

2. The cost to be apportioned shall consist of the amounts spent by the Bureau of Lands in the field work of investigating, surveying, monumenting and other related field activities; in the computation, drafting and other necessary clerical work; and the supplies and materials used in the project, plus ten per cent on the aggregate total for overhead expenses. To this sum shall be added ten per cent thereof for the costs of the registration proceedings as prescribed by section 18 (*a*) of Act No. 2259 as amended by Act No. 3081. This final amount shall be considered as the total cost of the cadastral survey and registration proceedings of the project, to be apportioned among the lots involved.

3. From the sum to be apportioned, determined as provided in the preceding paragraph, the following shall be deducted: ten per cent (10%) of the total cost, as the share of the Insular Government; ten per cent (10%) of the total cost as the share of the Provincial Government; ten per cent (10%) of the total cost as the share of the Municipal Government, provided, that the City of Manila shall be considered for this purpose both as a province and a municipality; and the remaining seventy per cent (70%) shall be apportioned and assessed against each lot in the cadastral project in accordance with the square root of its area, by dividing its amount by the sum of the square roots of the areas of all the lots in the cadastral project, and multiplying this ratio by the square root of the area of each lot. The product will be the proportionate cost of the lot whose square root was used, but in no case shall the charge for a lot be less than five pesos (₱5).

4. After the apportionment of costs shall have been made, whenever a lot is subdivided into sub-lots the apportioned cost of the lot shall be reapportioned among the sub-lots by dividing the apportioned cost of the lot by the sum of the square roots of the areas of all the sub-lots into which the lot has been divided, and multiplying this ratio by the square root of the area of each sub-lot. The product will be the proportionate cost of the sub-lot.

5. All subdivisions, amendments, and other work not properly chargeable to the total cost of the project affecting one or more lots in a cadastral proceeding shall be charged for as in the case of isolated land surveys.

6. The square roots of the areas to be used in apportioning costs shall be determined to the nearest meter, using for this purpose the table of squares prepared by the Bureau of Lands. The costs shall be determined to the nearest centavo.

7. For each cadastral case filed in Court a list of lots containing their respective apportioned costs shall be prepared in forms approved for the purpose.

8. Lots registered in accordance with the provisions of the Land Registration Act and lots patented or leased under the Public Land and Mining Laws prior to the decision in the cadastral proceedings, and lots declared to be public lands by the Court, shall be exempt from the payment of the apportioned costs.

9. Lots previously surveyed and approved by the Director of Lands shall be exempt from the payment of the proportional cost of the survey and monumenting, but shall be required to pay the cost of registration proceedings.

10. Subdivisions of registered, patented, or leased lots, including lots surveyed and approved by the Director of Lands, made at the request of the claimants or owners at the time of the cadastral survey, shall bear the cost of cadastral survey and registration proceedings in the same manner as the other lots in the cadastral project.

11. This circular shall be applicable to all cadastral cases in which the order of apportionment of the costs had not been entered by the Court prior to December 7, 1926, and to all cadastral proceedings filed thereafter.

JORGE B. VARGAS
Director of Lands

[Appendix 4 (*a*)]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

REVISED DECEMBER 31, 1927

BULLETIN }
No. 2–1 }

Subject: PUBLIC LANDS OPEN TO DISPOSITION OR PROVISIONAL ENTRY

1. A great number of applications for public lands that have not yet been declared as disposable nor even classified as non-timber by the Bureau of Forestry, is constantly being received in this Office. As a result not infrequently controversies arise between the applicants themselves or between the applicants and those who claim the lands applied for as their private property, for which controversies that, in some instances, culminate in bloodshed, the Bureau of Lands is believed to be responsible by the people who are not correctly informed of the law. Because of this state of mind on the part of a portion of the public, it has been felt necessary in the past to decide those controversies. But this work is an addition to what is already a tremendous amount that this Bureau has to do in connection with applications for lands open to entry and settlement and the public land claims in ordinary and cadastral registration cases. It is, therefore, clear that the public should be properly informed of the legislation concerning this matter.

2. Nowhere in the Public Land Act is there any provision which either expressly or by implication gives a person any right to a parcel of public land which has not yet been declared by executive proclamation as dispossable or alienable in accordance with section 6 of Act 2874, or classified by the Bureau of Forestry as non-timber land pursuant to section 1844 of the Administrative Code as amended by Act 3077, by his mere filing of application for the same in the Bureau of Lands. It is erroneous to believe, therefore, that an application for a piece of such land recorded in this Bureau is sufficient to entitle the applicant to occupy it to the exclusion of others and that the Government is in duty-bound to protect him in his occupation thereof. Applications filed under this wrong impression are absolutely of no value and benefit to the applicants and only incur the Government in heavy expenses because of the great amount of correspondence that they entail, and the work and time that their proper recording involves. For this reason, and with a view to limiting the expenses to those kinds of work that are of absolute necessity, the Bureau of Lands has deemed it convenient and necessary to give public notice

that hereafter all applications for *public lands not yet classified and certified to the Bureau of Lands by the Director of Forestry as not needed for forest purposes, except those filed under the free patent provisions of the Public Land Act and those for residential, industrial, or commercial purposes, will be returned to the interested parties, who may, however, apply to the Bureau of Forestry which has preventive jurisdiction over unclassified public lands.*

3. Applications for lands of the public domain *certified to this office by the Bureau of Forestry as not "needed for forest purposes and declared disposable by the Governor-General* will be promptly attended to and acted upon under the provisions of the Public Land Act, to the full limit of the personnel and resources placed in the Bureau of Lands. *Applications for lands already classified and certified by the Bureau of Forestry as non-timber, but not yet declared open to disposition may also be accepted and acted upon under Act No. 3077 and the Revised Administrative Order No. 7 (See XXV Off. Gaz., 2235, dated September 3, 1927), but the same will not be approved until the Governor-General declares the lands applied for open to disposition under the public Land Act. In the meantime, provisional permits will, in meritorious cases, be issued by the Bureau of Lands for the use of the land applied for.*

4. Prospective public land applicants are advised to confer either with our district land officers in the province or with the Chief of the Public Lands Division in Manila for information as to the regions or localities declared open to disposition thru homestead, sale or lease, or as to those which have already been classified as non-timber lands and not yet proclaimed as available for definite entry and settlement, but only for provisional use or occupation. *District land officers are from time to time advised of the certification made by the Bureau of Forestry for lands in their respective districts, and are furnished with classification maps as soon as the same are received in the Bureau of Lands.*

5. Public lands *certified by the Bureau of Forestry as not needed for forest purposes* in the following provinces and localities *are now* open to disposition thru homestead, sale or lease:

Land District No. 1.
Headquarters: Aparri, Cagayan.
Region: Province of Cagayan.
Land District No. 4.
Headquarters: Solano, Nueva Vizcaya.
Region: Province of Nueva Vizcaya.
Land District No. 5.
Headquarters: Ilagan, Isabela.
Region: Province of Isabela.
Land District No. 6.
Headquarters: Cabanatuan, Nueva Ecija.
Region: Vaca Valley.
Land District No. 8.
Headquarters: Tarlac, Tarlac.
Region: Arayat, Pampanga.
Land District No. 9.
Headquarters: Manila.

Region: Abucay, Balanga, Dinalupihan, Hermosa, Orani, Pilar and Samal, Province of Bataan; Angat, Baliuag, Bigaa, Bocaue, Bustos, Calumpit, Malolos, Norzagaray, Pulilan, Quiñgua, San Ildefonso, San Jose del Monte, San Miguel, San Rafael, Santa Maria, Province of Bulacan.

Land District No. 11.

Headquarters: Lucena, Tayabas,

Region: Alabat, Atimonan, Baler, Calauag, Candelaria, Casiguran, Catanauan, Dolores, Guinayangan, Gumaca, Laguimanoc, Lopez, Lucena, Lukban, Mauban, Mulanay, Pagbilao, Pitogo, Polillo, Quezon, Sampaloc, San Narciso, Sariaya, Tayabas, Tiaong, and Unisan, Province of Tayabas.

Land District No. 12.

Headquarters: Daet, Camarines Norte.

Region: Basud, Capalonga, Daet, Indan, Labo, Mambulao, Paracale, San Vicente, and Talisay, Province of Camarines Norte.

Land District No. 15.

Headquarters: Sorsogon, Sorsogon.

Region: Province of Masbate, except the island of Burias.

Land District No. 16.

Headquarters: Calapan, Mindoro.

Region: Province of Mindoro.

Land District No. 26.

Headquarters: Butuan, Agusan.

Region: Province of Agusan.

Land District No. 27.

Headquarters: Cagayan, Misamis.

Region: Province of Bukidnon; Balingasag, Cagayan, Catarman, Gingoog, Initao, Mambajao, Sagay, Salay, Tagoloan, and Talisayan, Eastern Misamis.

Land District No. 28.

Headquarters: Dansalan, Lanao.

Region: Province of Lanao; Aloran, Baliangao, Clarin, Jimenez, Misamis, Oroquieta, Plaridel, and Tudela, Western Misamis.

Land District No. 29.

Headquarters: Zamboanga, Zamboanga.

Region: Province of Zamboanga.

Land District No. 30.

Headquarters: Cotabato, Cotabato.

Region: Province of Cotabato.

Land District No. 31.

Headquarters: Davao, Davao.

Region: Province of Davao.

Land District No. 32.

Headquarters: Jolo, Sulu.

Region: Province of Sulu.

Land District No. 33.

Headquarters: Cuyo, Palawan.

Region: Bacuit, Coron and Puerto Princesa.

6. The public lands in the following localities classified by the Bureau of Forestry as non-timber, not having been declared open to disposition as

yet thru homestead, sale or lease, are only subject to provisional use under Administrative Order No. 7 upon due application to the Bureau of Lands in Manila, or thru the corresponding district land offices:

Land District No. 1.

Headquarters: Aparri, Cagayan.

Region: Basco, Itbayat, Ivana, Mahatao, Sabtang, and Uyugan, Province of Batanes; Cagadiongan, Calasitan, Nagbanagan, Ripang and Tawit, Subprovince of Apayao, Mountain Province.

Land District No. 2.

Headquarters: Laoag, Ilocos Norte.

Region: Dingras, Pasuquin and Piddig, Province of Ilocos Norte; Candon, Nagsingal and Santa Lucia, Province of Ilocos Sur; Bangued, Boliney (M.D.), Danac (M.D.), Langlas, Dolores, Lagangilang, Lagayan, Langiden, La Paz, Luba, Pidigan, Tayum, Tiempo (M.D.), and Tubo (M.D.), Province of Abra.

Land District No. 3.

Headquarters: Baguio, Mountain Province.

Region: Aringay, Rosario and Santo Tomas, Province of La Union; Pinukpuk and Tabok, Subprovince of Kalinga, Mountain Province.

Land District No. 4.

Headquarters: Solano, Nueva Vizcaya.

Region: Kiangan; Subprovince of Ifugao, Mountain Province.

Land District No. 6.

Headquarters: Cabanatuan, Nueva Ecija.

Region: Aliaga, Bongabong, Cabanatuan, Cabiao, Carranglan, Cuyapo, Gapan, Guimba, Jaen, Laur, Licab, Lupao, Muñoz, Nampicuan, Pantabangan, Papaya, Peñaranda, Quezon, Rizal, San Antonio, San Isidro, San Jose, San Leonardo, Santa Rosa, Santo Domingo, Talavera, and Zaragoza, Province of Nueva Ecija.

Land District No. 7.

Headquarters: Dagupan, Pangasinan.

Region: Anda, Agno, Aguilar, Alaminos, Alcala, Asingan, Balingcaguin, Balungao, Bani, Bautista, Bayambang, Binalonan, Binmaley, Bolinao, Bugallon, Burgos, Calasiao, Dagupan, Dasol, Infanta, Labrador, Lingayen, Malasiqui, Manaoag, Mangaldan, Mangatarem, Mapandan, Natividad, Pozurrubio, Rosales, San Carlos, San Fabian, San Jacinto, San Manuel, San Nicolas, San Quintin, Santa Barbara, Santa Maria, Santo Tomas, Sison, Sual, Tayug, Umingan, Urbiztondo, Urdaneta, and Villasis, Province of Pangasinan.

Land District No. 8.

Headquarters: Tarlac, Tarlac.

Region: Angeles, Apalit, Bacolor, Floridablanca, Guagua, Lubao, Mabalacat, Macabebe, Magalan, Masantol, Mexico, Minalin, Porac, San Fernando, San Luis, San Simon, Santa Rita, Province of Pampanga; Anao, Bamban, Camiling, Capaz, Concepcion, Gerona, La Paz, Mayantoc, Moncada, Paniqui, Pura, Ramos, San Clemente, Santa Ignacia, Tarlac, and Victoria, Province of Tarlac.

Land District No. 9.

Headquarters: Manila.

Region: Limay, Mariveles and Orion, Province of Bataan; Cavite, Cawit, and Noveleta, Province of Cavite; Antipolo, Baras, Binangonan, Cainta, Caloocan, Cardona, Jalajala, Malabon, Marikina, Montalban, Morong, Pasig, Pililla, San Mateo, Tanay, Taytay, and Teresa, Province of Rizal; Botolan, Cabangan, Candelaria, Castillejos, Iba, Masinloc, Palauig, San Antonio, San Felipe, San Marcelino, San Narciso, Santa Cruz, and Subic, Province of Zambales.

Land District No. 10.

Headquarters: Lipa, Batangas.

Region: Balayan, Lipa, Rosario, Santo Tomas, and Tanauan, Province of Batangas; Alaminos, Bay, Calamba, Calauan, Cavinti, Famy, Lilio, Longos, Los Baños, Luisiana, Lumban, Mabitac, Magdalena, Majayjay, Nagcarlan, Paete, Pagsanjan, Pañgil, Pila, Rizal, San Pablo, Santa Cruz, Santa Maria, and Siniloan, Province of Laguna.

Land District No. 11.

Headquarters: Lucena, Tayabas.

Region: Macalelon, portion of Mauban, portion of Mulanay, portion of Pagbilao, and portion of Unisan, Province of Tayabas.

Land District No. 12.

Headquarters: Deat, Camarines Norte.

Region: Portion of Capalonga, Province of Camarines Norte.

Land District No. 13.

Heaquarters: Naga, Camarines Sur.

Region: Baao, Bato, Buhi, Bula, Cabusao, Calabanga, Caramoan, Gainza, Goa, Iriga, Lagonoy, Libmanan, Lupi, Magarao, Milaor, Minalabac, Nabua, Northern portion of Naga, Pamplona, Pasacao, Pili, Ragay, Sagnay, San Fernando, San Jose, Sipocot, Siruma, Tigaon, and Tinambac, Province of Camarines Sur.

Land District No. 14.

Headquarters: Legaspi, Albay.

Region: Albay, Camalig, Guinobatan, Legaspi, Manito, Province of Albay; Baras, Bato, Calolbon, Pandan, Panganiban, Viga, and Virac, Subprovince of Catanduanes.

Land District No. 15.

Headquarters: Sorsogon, Sorsogon.

Region: Bacon, Castilla, Irosin, and Sorsogon, Province of Sorsogon.

Land District No. 17.

Headquarters: Capiz, Capiz.

Region: Capiz, Dao, Dumarao, Panay and Sigma, Province of Capiz; Badajoz, Despujol, Looc, and Odiongan, Tablas Island; Cajidiocan and San Fernando, Sibuyan Island; Romblon, Province of Romblon.

Land District No. 18.

Headquarters: Sibalom, Antique.

Region: San Jose de Buenavista, San Remigio, and Sibalom, Province of Antique.

Land District No. 19.

Headquarters: Iloilo, Iloilo.

Region: Arevalo, Barotac Nuevo, Cabatuan, Calinog, Dumangas, Iloilo, Jaro, La Paz, Maasin, Oton, Passi, Pavia, Pototan, San Miguel, Santa Barbara, and Tigbauan, Province of Iloilo.

Land District No. 20.

Headquarters: Bacolod, Occidental Negros.

Region: Bacolod, Bago, Binalbagan, Cadiz, Calatrava, Escalante, Hinigaran, Ilog, Isabela, Kabankalan, La Carlota, La Castellana, Manapla, Murcia, Pontevedra, Sagay, San Carlos, Saravia, Silay, Talisay, Valladolid, and Victorias, Province of Occidental Negros.

Land District No. 21.

Headquarters: Dumaguete, Oriental Negros.

Region: Ayungon, Ayuquitan, Bacong, Bais, Dauin, Dumaguete, Guijulngan, Jimamalud, La Libertad, Larena, Lazi, Luzuriaga, Manjuyod, Maria, San Juan, Siaton, Sibulan, Siquijor, Tanjay, Talinting, Tayasan, Tolong, Vallehermoso, and Zamboanguita, Province of Oriental Negros.

Land District No. 22.

Headquarters: Cebu, Cebu.

Region: Bogo, Carcar, Cabu, and Ronda, Province of Cebu; Albuera, Baybay, Merida, Ormoc, Palompon, Villaba, Western Leyte.

Land District No. 23.

Headquarters: Tacloban, Leyte.

Region: Abuyog, Alangalang, Burauen, Calubian, Capoocan, Dagami, Dulag, La Paz, Leyte, Palo, Pastrana, San Isidro, Tacloban, Tanauan, and Tolosa, Eastern Leyte; Catbalogan, Gandara, Laoang, and Tarangnan, Province of Samar.

Land District No. 24.

Headquarters: Tagbilaran, Bohol.

Region: Alburquerque, Antequera, Baclayon, Calape, Carmen, Corella, Cortez, Dauis, Inabanga, Jetafe, Loon, Maribojoc, Panglao, Sierra Bullones, Sikatuna, Tagbilaran, Talibon, and Tubigon, Province of Bohol.

Land District No. 25.

Headquarters: Surigao, Surigao.

Region: Bacuag, Gigaquit, Lanuza, Libas (M.D.), Macopa (M.D), Pili (M.D.), Placer, Surigao, San Miguel, Sibahay, Tago, and Tandag, Province of Surigao.

7. As a general rule, all lands declared by the Courts of Justice as public land or private property of the Insular Government in any province, municipality or district as a result of ordinary or cadastral land registration cases, are also available for entry and disposition in accordance with the provisions of the Public Land Act and Act No. 3038. There are lands of this nature in the following municipalities, the cadastral survey of which has been completed and the corresponding plans and other registration papers already filed in court:

Land District No. 1.—Abulug and Tuguegarao, Province of Cagayan.

Land District No. 2.—Dingras and Laoag, Province of Ilocos Norte; Candon, Santa Lucia, Magsingal, Province of Ilocos Sur.

Land District No. 3.—Aringay, Rosario, and Santo Tomas, Province of La Union.

Land District No. 4.—Bayombong and Solano, Province of Nueva Vizcaya.

Land District No. 5.—San Pablo, Province of Isabela.

Land District No. 6.—Cabanatuan, Vaca Valley, San Jose, Talavera, Muñoz, Rizal, Lupao, Guimba, Cuyapo, Bongabon, Santo Domingo, and San Antonio Province of Nueva Ecija.

Land District No. 7.—Asignan, Binalonan, Dagupan, Rosales, San Carlos, San Manuel, Umingan, Urbiztondo, Urdaneta, Villasis, Province of Pangasinan.

Land District No. 8.—Angeles, Apalit, Bacolor, Mabalacat, Magalan, Mexico, Porac, San Fernando, San Simon, Province of Pampanga; Anao, Camiling, Capas, Concepcion, Gerona, Moncada, La Paz, Paniqui, Pura, Ramos, Victoria, Province of Tarlac.

Land District No. 9.—Abucay, Balanga, Pilar, Orani, Orion, Samal Mariveles, Province of Bataan; Baliuag, Malolos and San Miguel, Province of Bulacan; Cavite, Kawit and Noveleta, Province of Cavite; Antipolo, Cainta, Montalban, Taytay, and Teresa, Province of Rizal; Iba, San Antonio, San Narciso, Province of Zambales; and the City of Manila.

Land District No. 10.—Balayan, Tanauan, Province of Batangas; Cavinti, Longos, Lumban, Paete, Mabitac, Pagsanjan, Majayjay, Province of Laguna.

Land District No. 11.—Lopez, Catanauan, Lucena, Sariaya, Tayabas, Mulanay, Guinayangan, Baler, and Calauag, Province of Tayabas.

Land District No. 12.—Labo, Province of Camarines Norte.

Land District No. 14.—Albay, Camalig, Daraga, Guinobatan, and Legaspi, Province of Albay.

Land District No. 16.—Calapan and Bongabon, Province of Mindoro.

Land District No. 17.—Capiz, Dao, Iuisan, Panay, Panitan, Sigma and Pontevedra, Province of Capiz.

Land District No. 19.—Arevalo, Barotac Nuevo, Cabatuan, Calinog, Dumangas, Iloilo, Jaro, La Paz, Maasin, Oton, Passi, Pavia, Pototan, San Miguel, Santa Barbara, Tigbauan and Zaraga, Province of Iloilo.

Land District No. 20.—Bacolod, Bago, Binalbagan, Cadiz, Cauayan, Escalante, Himamaylan, Hinigaran, Ilog, Isabela, La Castellana, Kabankalan, La Carlota, Manapla, Murcia, Pontevedra, Sagay, San Carlos, Saravia, Silay, Talisay, Valladolid, Victorias, Province of Occidental Negros.

Land District No. 21.—Ayuquitan, Bais, Dumaguete, Larena, Sibulan, Talingting, and Tanjay, Province of Oriental Negros.

Land District No. 22.—Bogo, Carcar, and Burnt Area, Cebu, Province of Cebu.

Land District No. 23.—Tacloban, Province of Leyte.

Land District No. 24.—Carmen, Province of Bohol.

Land District No. 26.—Butuan, and Cabanbaran, Province of Agusan.

Land District No. 27.—Simaya–Nabago, Province of Bukidnon; Catarman, Province of Misamis.

Land District No. 28.—Bayan Landing, Dansalan, Ganassi, Ramain, Tamparan, Uatu, Province of Lanao.

Land District No. 29.—Zamboanga, Lamitan, Kumalaran, Dipolog, Lubungan, Basilan, Dapitan, Margosatubig, Isabela, Mercedes, San Roque, Province of Zamboanga.

Land District No. 30.—Maridagao Valley, Kalaganan, Kiamba, Dulauan, Sinamuay, Tabuan, Tuguis, Kraan, Kanipaan, Province of Cotabato.

Land District No. 31.—Davao and Guianga, Province of Davao.

Land District No. 32.—Maimbung, Parang, Mt. Dajo, Lapac, Siasi, Panamau, Luuk, Tandu, and Cagayan de Sulu, Province of Sulu.

Land District No. 33.—Coron, Bintuan, Concepcion, and Puerto Princesa, Province of Palawan.

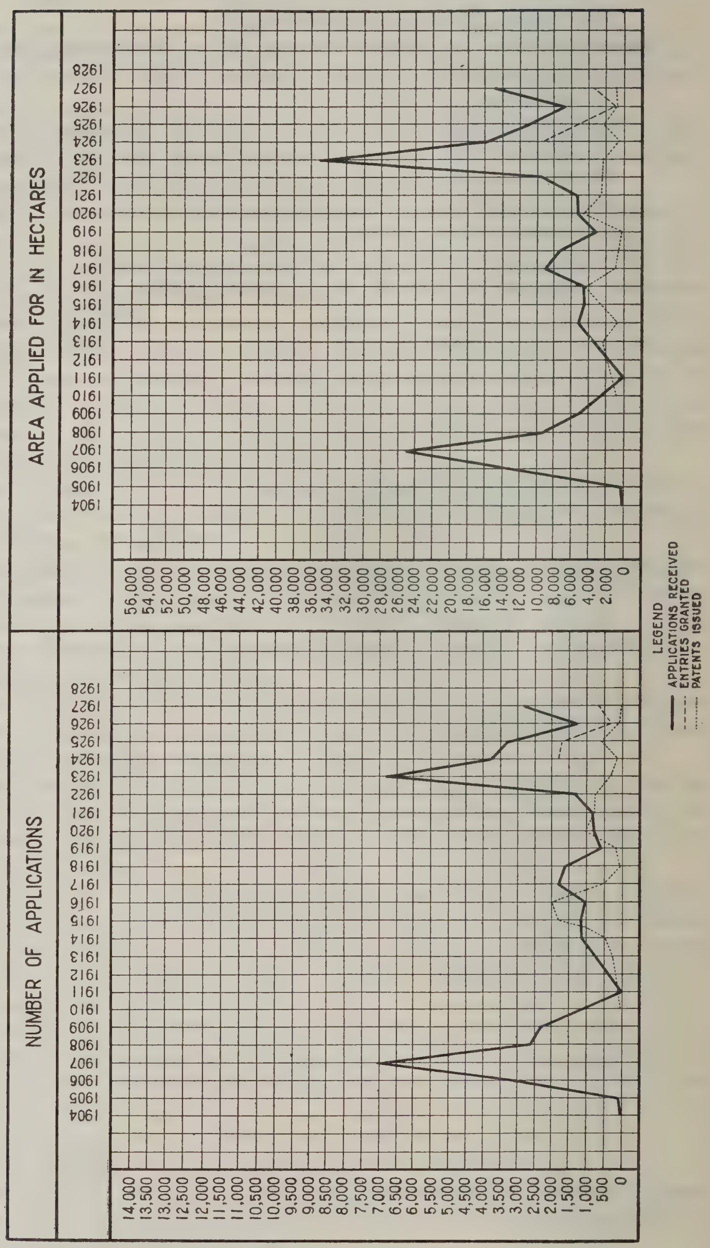
8. This bulletin cancels all previous announcements of policies and procedure contained in Bulletin No. 2, dated October 1, 1926.

JORGE B. VARGAS
Director of Lands

[Appendix No. 5 (*a*)]

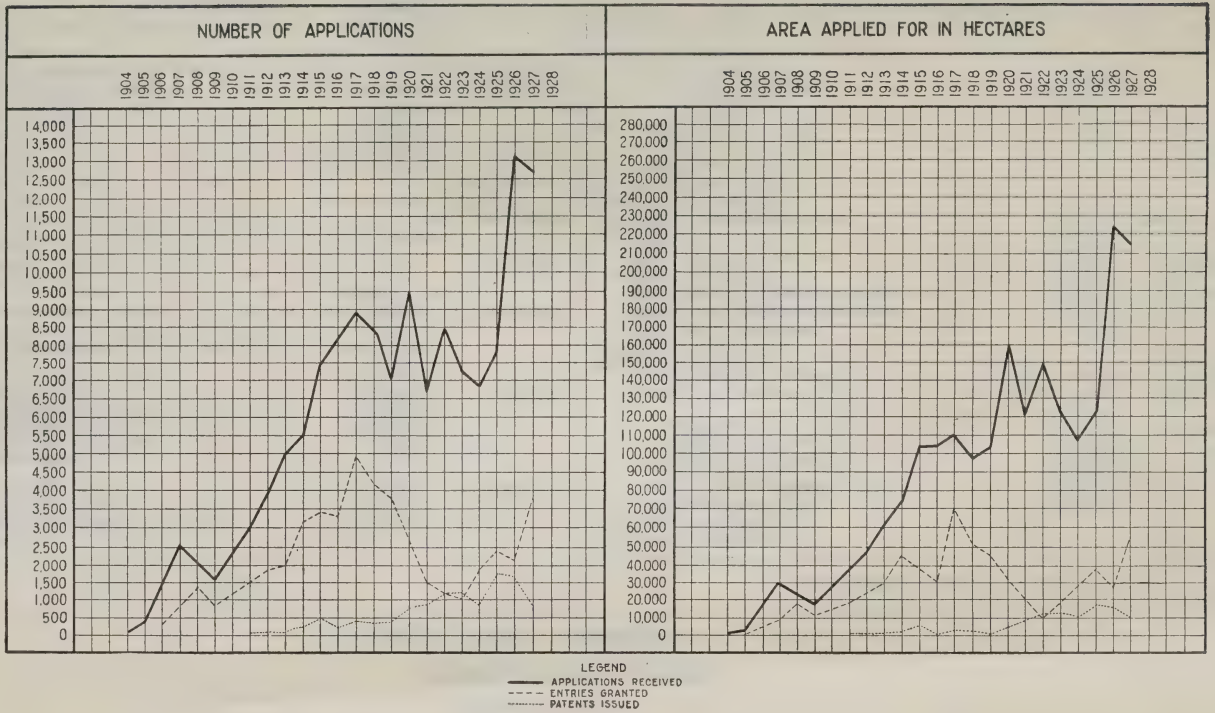
FREE PATENTS

GRAPH SHOWING NUMBER OF APPLICATIONS RECEIVED
ENTRIES GRANTED AND PATENTS ISSUED
From 1904 to December 31, 1927.



HOMESTEADS

GRAPH SHOWING NUMBER OF APPLICATIONS RECEIVED
ENTRIES GRANTED AND PATENTS ISSUED
From 1904 to December 31, 1927.



[Appendix No. 6 (*a*)]

BUREAU OF LANDS

BALANCE SHEET, DECEMBER 31, 1927

ASSETS		
CURRENT ASSETS:		
Drawing account, Insular Treasury	(₱46,497.68)	
Cash, collecting officers	48,532.48	
Cash, disbursing officers	150,678.55	₱152,713.35
Accounts receivable:		
Certification of income	380.72	
Bureaus and offices	220,607.35	
Provinces, municipalities and cities	62,532.02	
Miscellaneous	27,502.36	311,022.45
WORKING ASSETS:		
Supplies and materials	96,923.38	
Sales stock	21.54	
Advance for cadastral surveys	4,359,023.94	4,455,968.86
DEFERRED CHARGES:		
Prepayments		465.63
FIDUCIARY ASSETS:		
Drawing account, Insular Treasury	336,553.93	
Cash, collecting officers	(68,514.43)	268,039.50
FIXED PROTERTY:		
Public domain	1.00	
Lands	17,639,263.97	
Buildings	233.39	
Docks and wharves	35,901.77	
Watercrafts and appurtenances	10,073.73	
Motor vehicles and accessories	1,165.95	
Other land transportation equipment	1,475.68	
Industrial machinery	43.50	
Hand tools	2,181.47	
Furniture and office equipment	237,239.72	
Ordnance	1,340.83	
Technical and scientific equipment	3,066.67	
Fire fighting equipment	165.67	
Miscellaneous equipment	230,105.67	
Equipment in transit	5,678.32	18,167,947.34
TOTAL ASSETS		23,356,157.13

LIABILITIES AND SURPLUS		
CURRENT LIABILITIES:		
Accounts payable:		
Bureaus and offices	₱95,821.00	
Provincial municipal, and cities	19,832.50	
Miscellaneous	109,243.82	
Gasoline (collection)	1,293.03	
Equipment in transit	5,678.32	
Cadastral	6,017.24	₱237,885.91
Accrued leave payable		156,557.19
Undistributed collections		69,292.70
TREASURY ADVANCES		4,456,434.49
FIDUCIARY LIABILITIES:		
Civil Service trust fund	160.90	
Private land surveyor department	167,193.29	
Publication, printing and binding	70,135.62	
Leases application	4,401.32	
Sales applications	26,148.37	268,039.50
SURPLUS:		
Invested in fixed property		18,167,947.34
TOTAL LIABILITIES AND SURPLUS		23,356,157.13

FRIAR LAND ESTATES

BALANCE SHEET, DECEMBER 31, 1927

ASSETS		
CURRENT ASSETS:		
Drawing account, Insular Treasury		(₱147,359.74)
Cash, collecting officers		154,703.62
Cash, disbursing officers		91,178.89
Accounts receivable:		
Bureau and offices	₱3,902.19	
Miscellaneous	1,980.08	5,882.27
Investment and securities		304,159.20
DEFERRED CHARGES:		
Prepayment		39.92
FIDUCIARY ASSETS:		
Drawing account, Insular Treasury		23,638.10
Cash, collecting officers		10,149.04
FIXED PROPERTY:		
Land	512,362.17	
Irrigation system	99,494.98	
Highways, bridges and fairries	151,049.43	
Land transportation equipment other than motor	284.50	
Land machinery and implements	126.00	
Hand tools	611.27	
Furniture and office equipment	5,064.33	
Ordnance	56.15	
Miscellaneous equipment	563.53	
Equipment in transit	544.97	770,157.33
Total		1,212,548.63

LIABILITIES AND SURPLUS		
CURRENT LIABILITIES:		
Accounts payable:		
Bureaus and offices	₱88,107.99	
Miscellaneous	6,631.06	
Inspection	3,763.37	
Equipment in transit	544.97	₱99,047.39
Accrued leave payable		1,248.21
Treasury advance		39.92
FIDUCIARY LIABILITIES:		
Fees for titles	14,201.59	
Prepayments	5,705.20	
Sheriff's fees	8,184.35	
Bids	5,696.00	33,787.14
SURPLUS:		
Current surplus		308,268.64
Invested in fixed property		770,157.33
Total		1,212,548.63

SAN LAZARO ESTATES

BALANCE SHEET, DECEMBER 31, 1927

ASSETS		
CURRENT ACCOUNTS:		
Drawing account, Insular Treasury		₱11,962.38
Cash, collecting officers		6,714.36
Accounts receivable:		
Bureaus and offices	₱51.26	
Miscellaneous	128.80	180.06
Investment and securities		1,763,777.19
FIDUCIARY ASSETS:		
Drawing account, Insular Treasury		158.36
Cash, collecting officers		70.13
FIXED PROPERTY:		
Land	1,701,854.14	
Land transportation equipment other than motor	38.33	
Hand tools	52.50	
Furniture and office equipment	1,927.75	
Equipment in transit	47.85	1,703,920.57
Total		3,486,783.05

LIABILITIES AND SURPLUS		
CURRENT LIABILITIES:		
Accounts payable:		
Bureaus and offices	₱213.46	
Miscellaneous	54.02	
Inspection	3,403.76	
Equipment in transit	47.85	₱3,719.09
Accrued leave payable		926.73
FIDUCIARY LIABILITIES:		
Sheriff's fees	63.24	
Prepayments	165.25	228.49
SURPLUS:		
Current surplus		1,777,988.17
Invested in fixed property		1,703,920.57
Total		3,486,783.05

○

THE LIBRARY OF THE
JAN 1929
UNIVERSITY OF ILLINOIS